

FILE HISTORY

[illegible]

FILE NO.:

U-88-95(4)

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____	_____
2. _____	_____
3. _____	_____
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20. _____	_____

FILE NO.: _____

NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION

MEETING: CITY COUNCIL
DATE: JULY 17, 2002
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0088-95(5)

REQUEST BY CANYON RIDGE CHRISTIAN CHURCH FOR A REVIEW OF CONDITION #2 OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW [U-0088-95(4)] WHICH REQUIRED THE REMOVAL OF ALL MODULAR BUILDINGS UPON COMPLETION OF THE CHURCH EXPANSION ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF JONES BOULEVARD AND LONE MOUNTAIN ROAD (APN: 125-35-803-002), R-E (RESIDENCE ESTATES) ZONE, WARD 6.

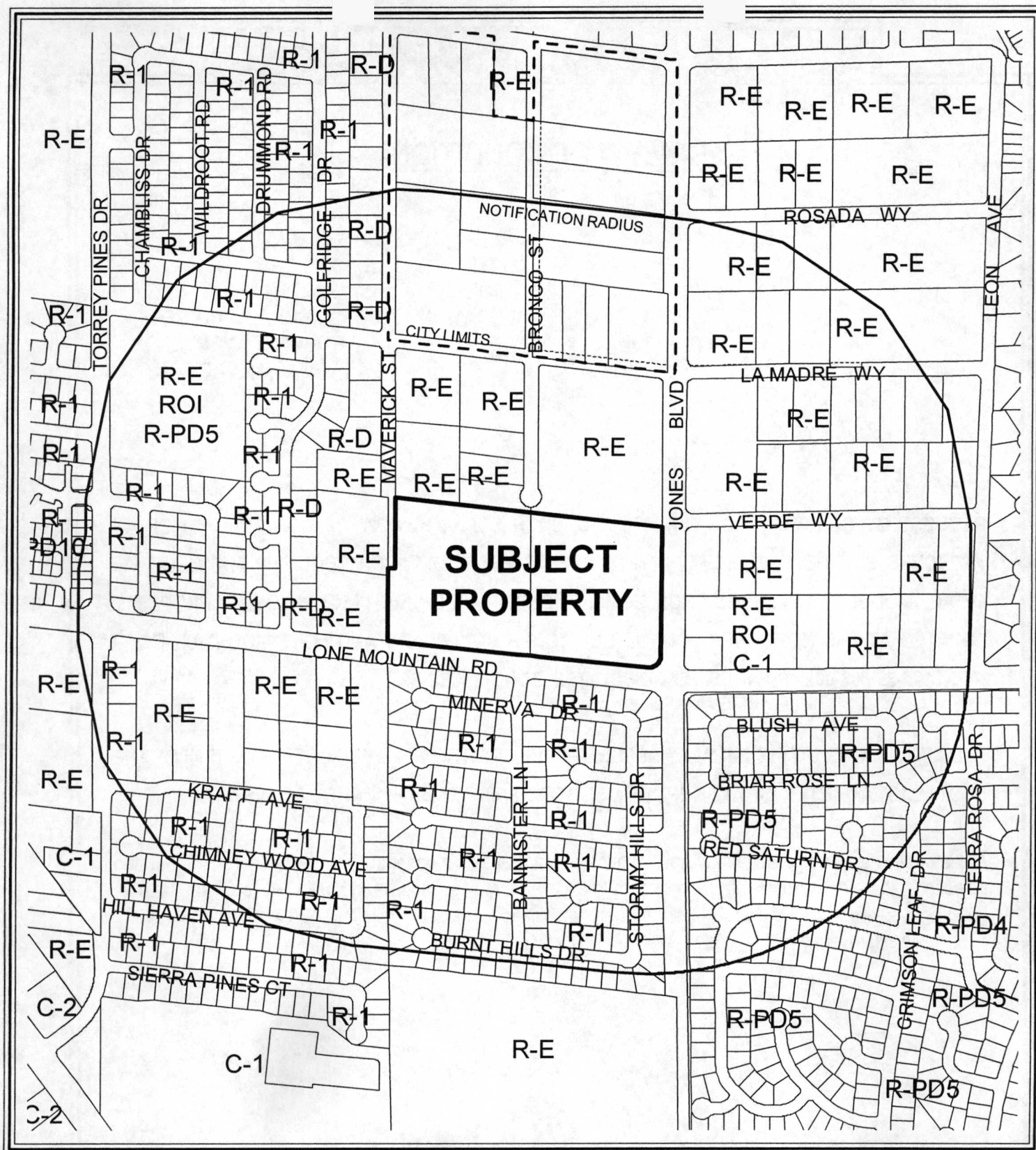
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE



CASE: U-0088-95(5)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION

MEETING: CITY COUNCIL
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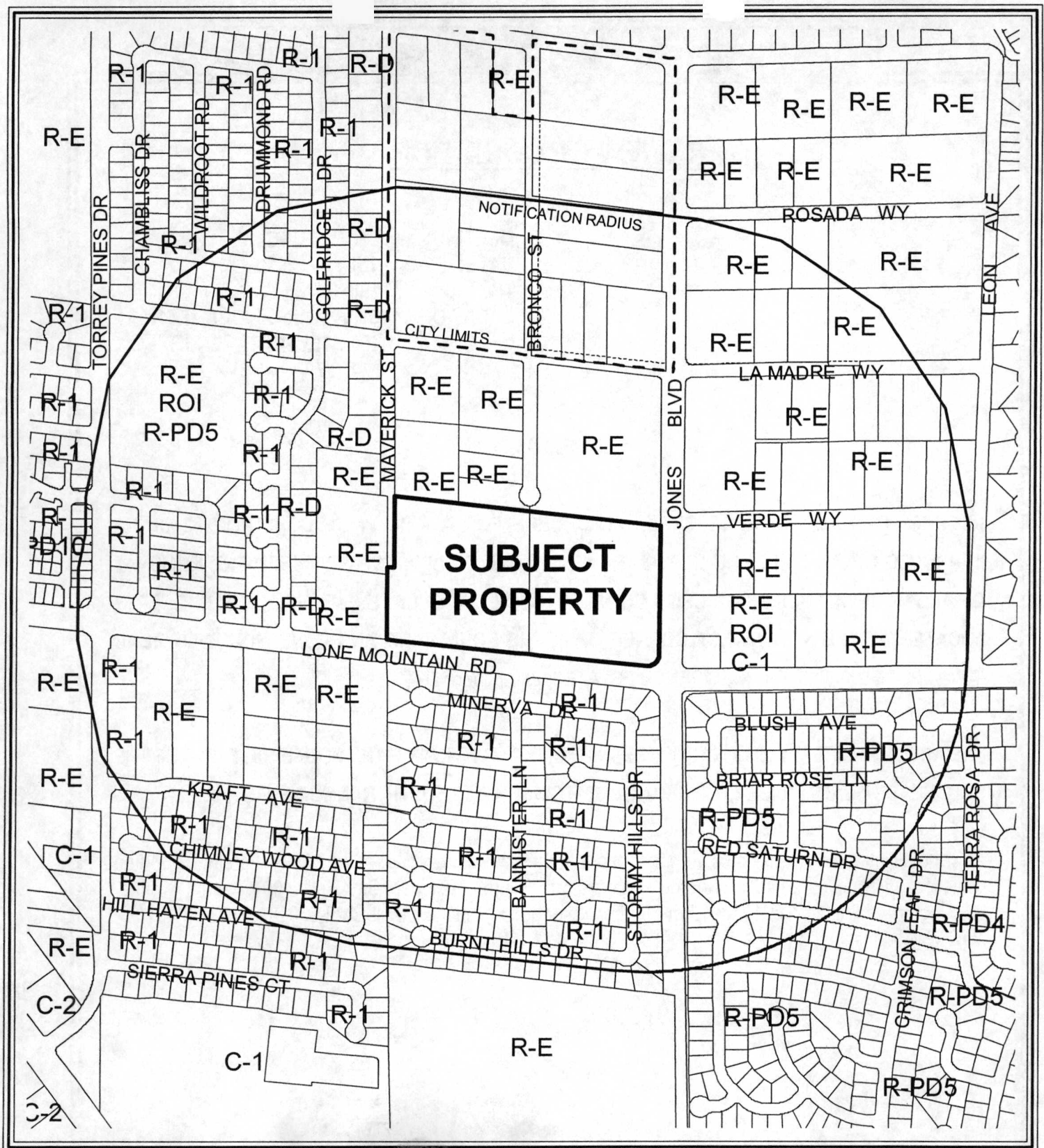
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BARBARA JO RONEMUS
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SEE LOCATION MAP ON REVERSE SIDE



CASE: **U-0088-95(5)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MARCH 11, 1999
TIME: 6:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-88-95(4)

REQUEST BY CANYON RIDGE CHRISTIAN CHURCH TO AMEND A PREVIOUSLY APPROVED SPECIAL USE PERMIT TO INCLUDE AN ADDITIONAL 0.68 ACRES OF LAND AND FOR A SITE DEVELOPMENT PLAN REVIEW ON PROPERTY LOCATED ON THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (RESIDENCE ESTATES) ZONE, WARD 4 (BROWN), APN'S: 125-35-803-001 AND 002, 125-35-802-006 AND 007.

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PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

A handwritten signature in black ink, reading "Andrew P. Reed".

ANDREW P. REED, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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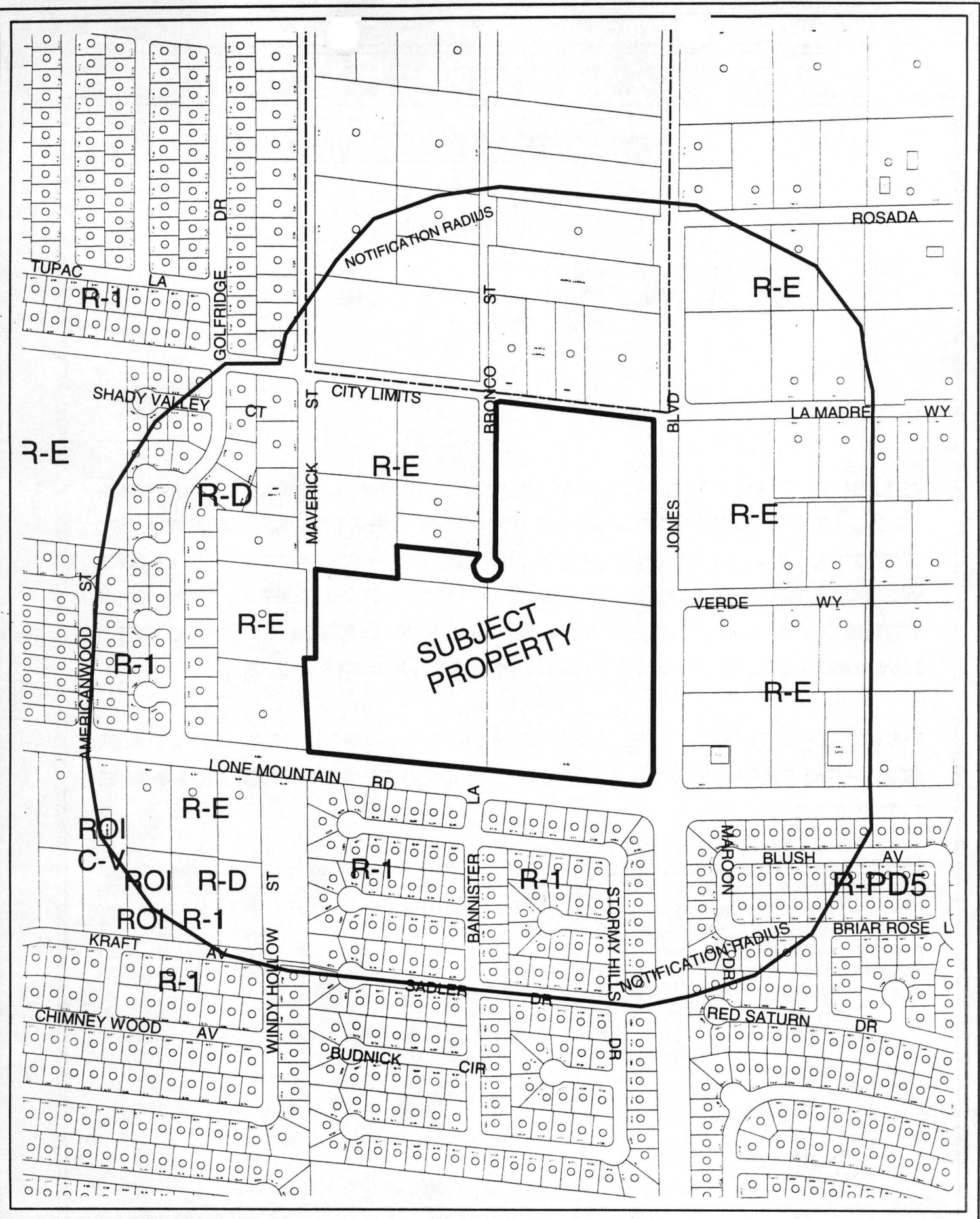


PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

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ANDREW P. REED, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: U-88-95(4)
RADIUS: 750 FT



NOTICE OF PUBLIC HEARING

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DATE: MARCH 11, 1999
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400 STEWART AVENUE
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U-88-95(4)

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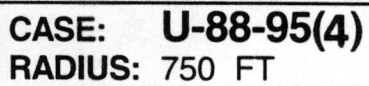


PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

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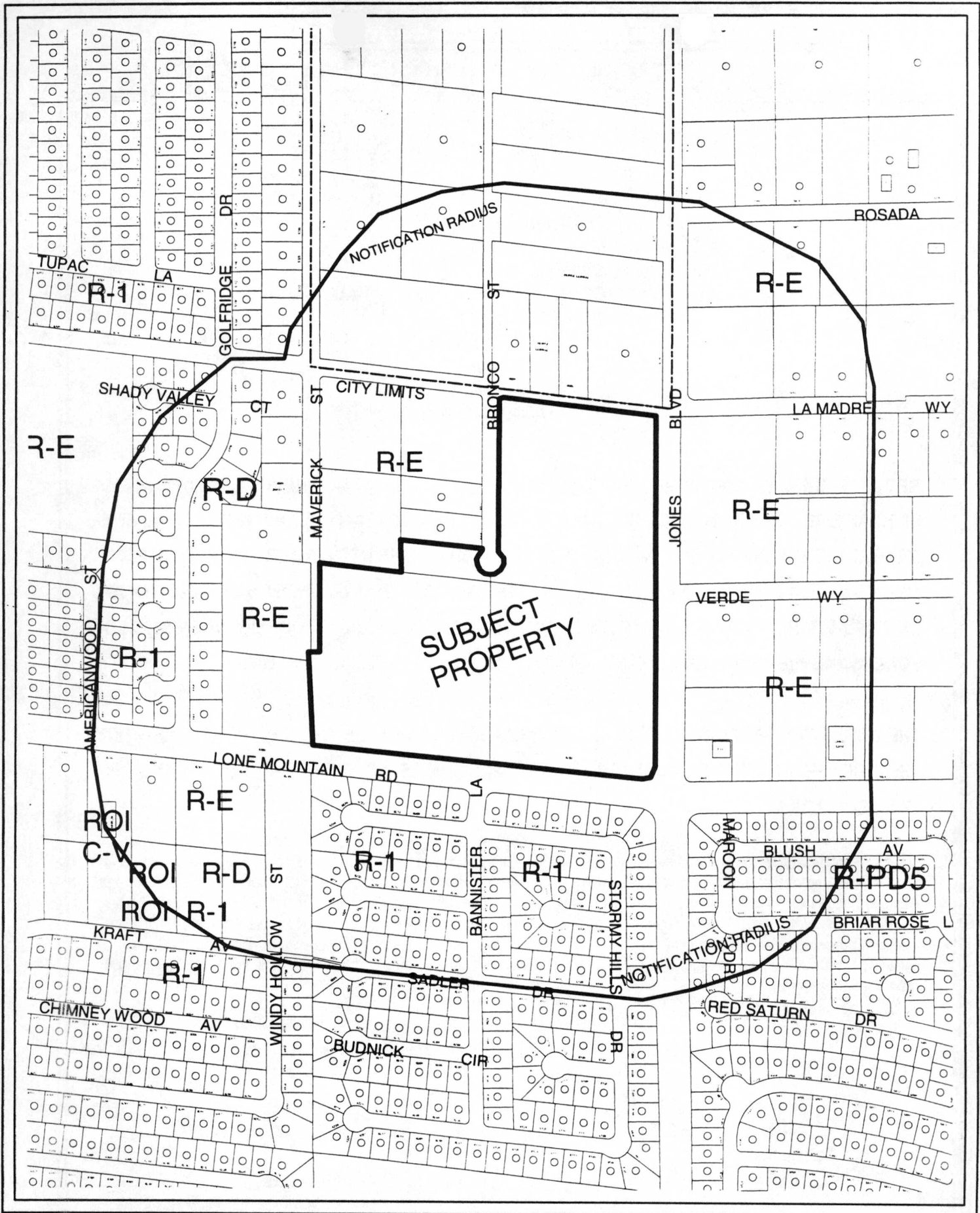


PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

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CASE: U-88-95(4)
RADIUS: 750 FT



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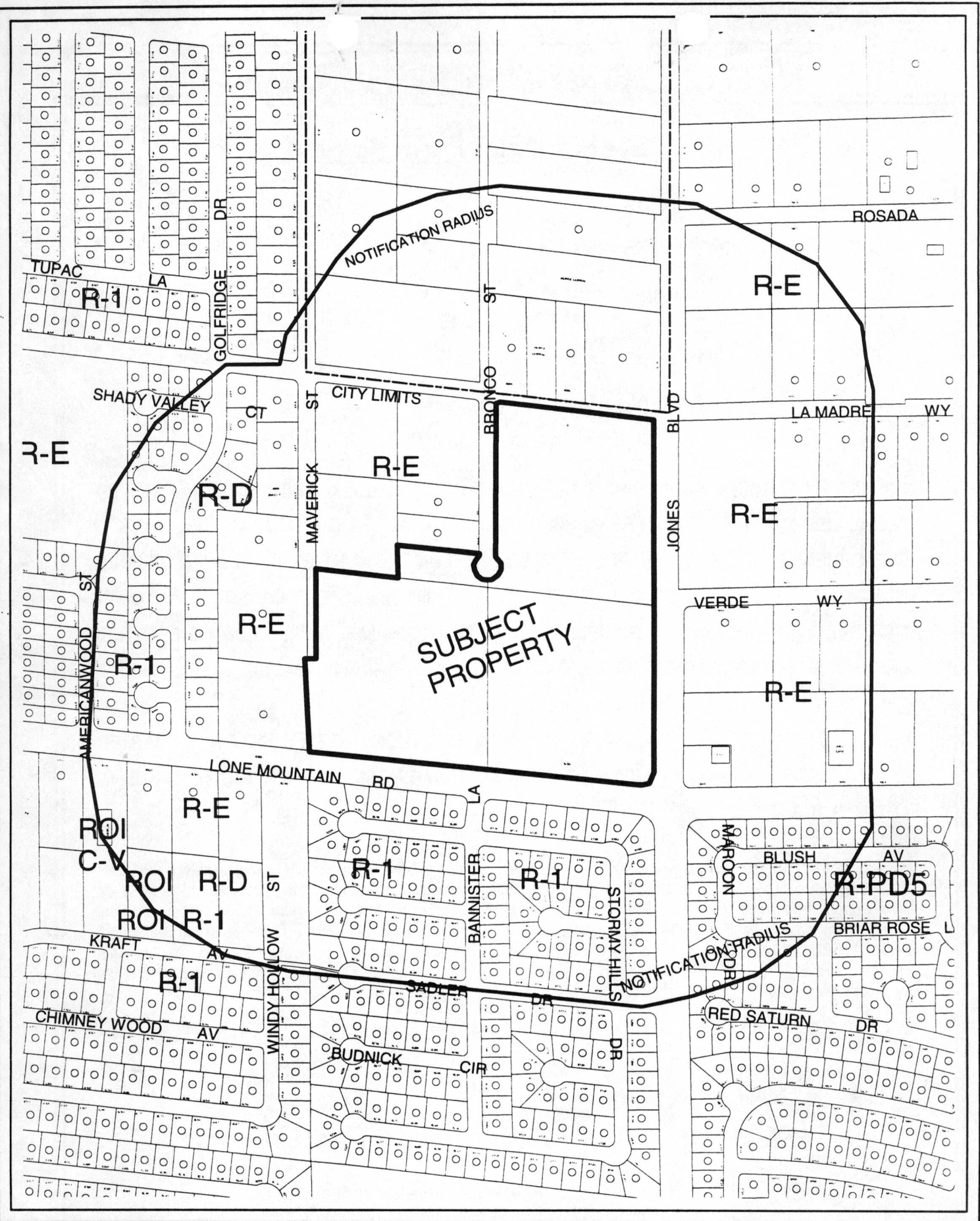


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CITY OF LAS VEGAS

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CASE: U-88-95(4)
RADIUS: 750 FT





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

July 18, 2002

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: U-0088-95(5) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF JULY 17, 2002

Dear Mr. Parks:

The City Council at a regular meeting held July 17, 2002 APPROVED the request for a Review of Condition #2 of an approved Site Development Plan Review [U-0088-95(4)] which required the removal of all modular buildings upon completion of the church expansion on property located at the northwest corner of Jones Boulevard and Lone Mountain Road (APN: 125-35-803-002), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2002. This approval is subject to:

1. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
2. The subject modular building shall be removed by August 1, 2004.
3. Additional landscaping shall be provided on the north and east sides of the building as depicted on the landscape plan.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Rebekah Ralston
Swisher & Hall
7373 Peak Drive, Suite 250
Las Vegas, Nevada 89128

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 17, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REVIEW OF CONDITION - PUBLIC HEARING - U-0088-95(5) - CANYON RIDGE CHRISTIAN CHURCH - Request for a Review of Condition #2 of an approved Site Development Plan Review [U-0088-95(4)] which required the removal of all modular buildings upon completion of the church expansion on property located at the northwest corner of Jones Boulevard and Lone Mountain Road (APN: 125-35-803-002), R-E (Residence Estates) Zone, Ward 6 (Mack). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda: protest letter from William and Carole McKinnis
5. Submitted at meeting: Copy of email from Lillian Jacobsen

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with M. McDONALD not voting and GOODMAN and MACK excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

REBECCA RALSTON, Swisher & Hall Architects, 7373 Peak Drive, represented the applicant and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, asked how long the modular building would remain and MS. RALSTON replied that staff's recommendation is for review or removal within two years, making it around August 1, 2004. MR. FARLOW stated that it appears that this temporary building is taking on a permanent status. MS. RALSTON replied that the proposed application

CITY COUNCIL MEETING OF JULY 17, 2002
Planning and Development Department
Item 93 – U-0088-95(5)

MINUTES – Continued:

will enhance the landscape with the addition of Yucca plants and floral trees around the perimeter where the existing buildings stand.

COUNCILMAN BROWN acknowledged correspondence from LILLIAN JACOBSEN, who previously served on the BZA Board and Planning Commission. MS. JACOBSEN, lives in the neighborhood where the church is located. For the record, COUNCILMAN BROWN submitted a hard copy of an email sent by MS. JACOBSEN in which she states that she has no problem with the maintenance of the modular building; however, she believes the church needs to begin the landscaping of the rear north portion of the building in the original application in order to break up the line of sight to her neighborhood. MS. RALSTON commented that there would be some additional landscape applied to the backside of this temporary building; however, Canyon Ridge Christian Church will soon present a master plan for the entire property targeted for October of 2002. MS. RALSTON explained that the applicant would prefer to complete the perimeter landscaping around the balance of the property when a following application comes forward. COUNCILMAN BROWN asked MS. RALSTON to contact MS. JACOBSEN to confirm with her the comments and commitments that were entered into the record. He also requested the applicant remove all building materials that are near the rear of the church. MS. RALSTON acknowledged that request.

DOUG PARKS, 5535 Sunset Meadows, also appearing on behalf of this application, stated that the only material left at the property site are palletted sandstones that were donated for use as interior decoration for the auditorium. As far as the no-trepassing signs, a berm was created around the property, but the applicant would be willing to put up the no-trepassing signs if required.

Lastly, COUNCILMAN BROWN asked that the applicant or his representatives contact MS. JACOBSEN to address the situation where the church flattened the illegal berms surrounding the property which resulted in motorcycle, four-wheeler and off-road vehicular traffic using the area as a flyover.

No one appeared in opposition.

There was no further discussion.

CITY COUNCIL MEETING OF JULY 17, 2002
Planning and Development Department
Item 93 – U-0088-95(5)

MINUTES – Continued:

MAYOR PRO TEM REESE declared the Public Hearing closed.
(1:30 – 1:36)

4-164

CONDITIONS:

1. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
2. The subject modular building shall be removed by August 1, 2004.
3. Additional landscaping shall be provided on the north and east sides of the building as depicted on the landscape plan.



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Review of Condition #2 of an approved Site Development Plan Review [U-0088-95(4)] for an expansion to an existing church which required the removal of all modular buildings prior to the completion of phase 2. The applicant's justification letter states that the church is still in need of the one remaining modular for an additional two years.

BACKGROUND DATA

- 09/06/95 The City Council approved a Special Use Permit for a church on this site (U-88-95).
- 04/17/96 The City Council approved a Vacation of portions of Maverick Street and Bronco Lane adjacent to the proposed church (VAC-14-96).
- 05/15/96 The City Council approved a Plot Plan and Building Elevation Review of Phase I of the church facility proposed for this site [U-88-95(1)].
- 12//08/97 The City Council approved a Site Development Plan Review for a 3,600 square foot modular office trailer in conjunction with this church. Condition No. 2 of that approval required the modular building to be removed upon completion of Phase II. U-88-95(3)
- 04/12/99 The City Council approved a Site Development Plan Review for an expansion of the church. Condition No. 2 of that approval required the modular building to be removed upon completion of Phase II.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Dwellings
South	R-1 (Single Family Residential)	Single Family Dwellings
East	R-E and C-1 (Limited Commercial)	Single Family Dwellings and C-Store
West	R-E (Residence Estates)	Single Family Dwellings

ANALYSIS & FINDINGS

Site Development Plan Review [U-0088-95(4) Condition #2 reads:

"All modular buildings on this site shall be removed upon the completion of Phase II."

Staff finds that with additional landscaping provided on the north and east sides of the building in the form of three clustered 24-inch box Holly Oak Trees with additional five gallon bushes, this existing modular will not be unsightly and will "soften" the overall appearance. Therefore, staff recommends approval of the Review of Condition # 2, and recommends that the modular be allowed for an additional two years.

NOTICES MAILED 546

APPROVALS 0

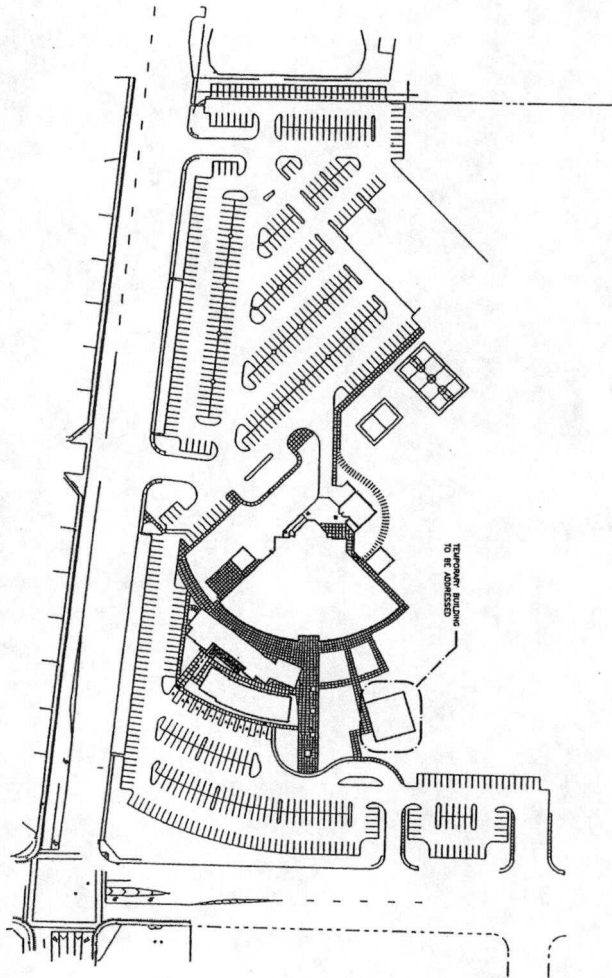
PROTESTS 0

STATEMENT OF FINANCIAL INTEREST



SITE PLAN

NOT TO SCALE FOR REFERENCE ONLY



U-0088-95(5)

7-17-02 CC

CANYON RIDGE

BAPTIST CHURCH

SITE DATA

SITE INFORMATION
APR
TOTAL SITE AREA
139,35-SQ-FT
8.51 ACRES

VICINITY MAP



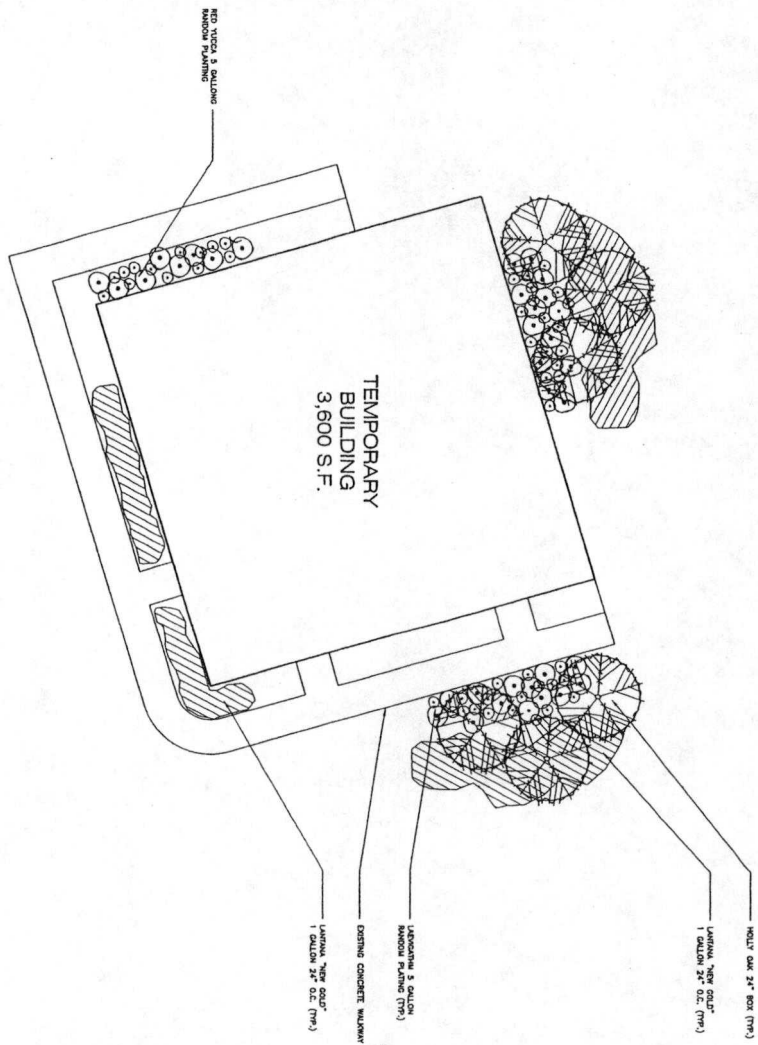
SWISHER & HALL AIA, LIMITED

2001 CANYON RIDGE, SUITE 200
1700 W. 10TH AVENUE, DENVER, CO 80202
303.733.1100
WWW.SWISHERHALL.COM

CANYON RIDGE

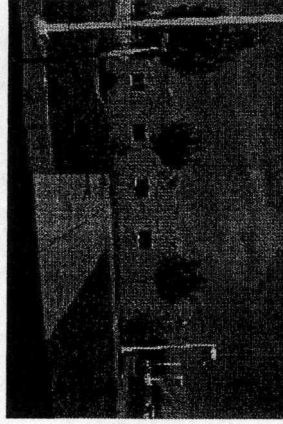
BAPTIST CHURCH

REVIEW OF DOCUMENTS
JUNE 17, 2002
0200032

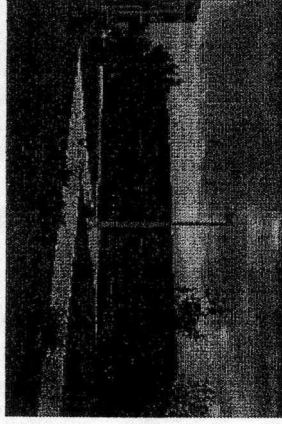




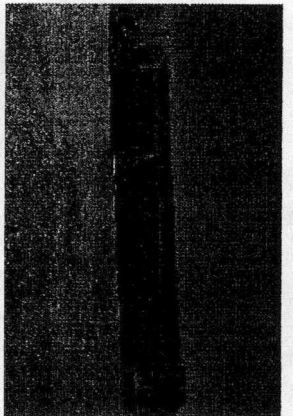
SOUTHEAST SIDE



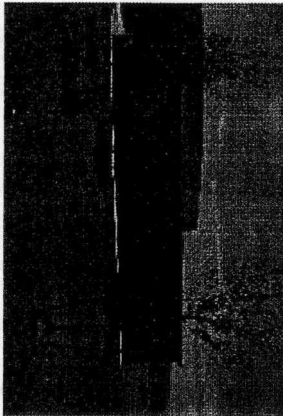
WEST SIDE



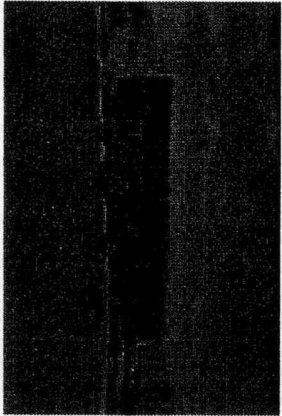
SOUTH SIDE



NORTH SIDE



EAST SIDE



SOUTH SIDE

U-0088-95(5)

7-17-02 CC

PHOTOS / ELEVATIONS

CANYON RIDGE

BAPTIST
CHURCH



SWISHER & HALL AIA, L.P.
ARCHITECTURE AND PLANNING
1200 AVENUE 100, SUITE 100
DENVER, COLORADO 80202
WWW.SWISHERHALL.COM

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 5, 2002

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: U-0088-95(5) - REVIEW OF CONDITION

Dear Mr. Parks:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on July 17, 2002. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

John Koswan, Planning Manager
Planning and Development Department
Current Planning Division

JK:sd

cc: Ms. Rebekah Ralston
Swisher and Hall
7373 Peak Drive, Suite 250
Las Vegas, Nevada 89128

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION

MEETING: CITY COUNCIL
DATE: JULY 17, 2002
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0088-95(5)

REQUEST BY CANYON RIDGE CHRISTIAN CHURCH FOR A REVIEW OF CONDITION #2 OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW [U-0088-95(4)] WHICH REQUIRED THE REMOVAL OF ALL MODULAR BUILDINGS UPON COMPLETION OF THE CHURCH EXPANSION ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF JONES BOULEVARD AND LONE MOUNTAIN ROAD (APN: 125-35-803-002), R-E (RESIDENCE ESTATES) ZONE, WARD 6.

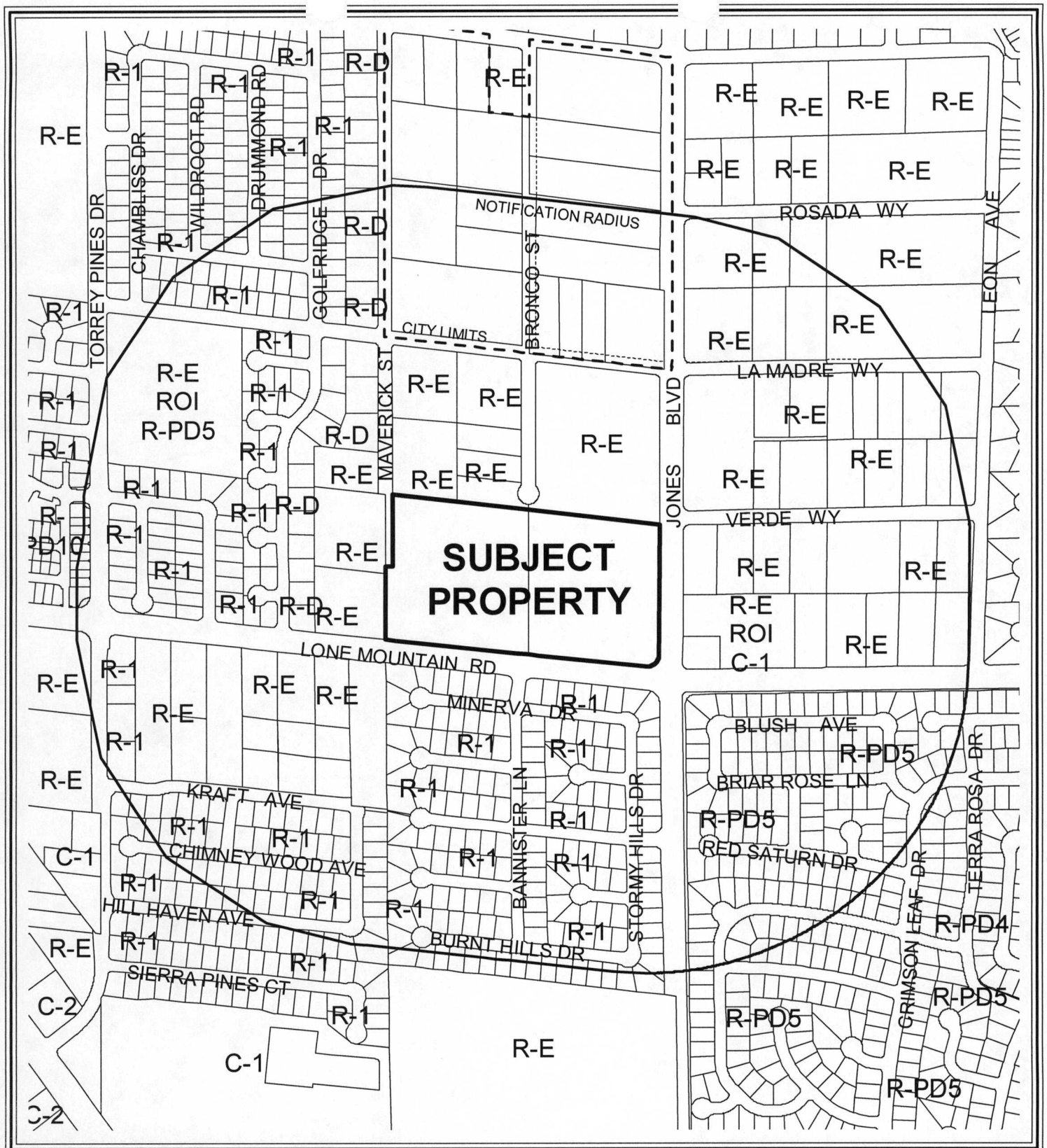
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



BARBARA JO RONEMUS
CITY CLERK

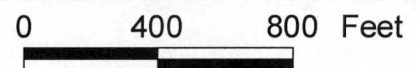
SEE LOCATION MAP ON REVERSE SIDE



CASE: U-0088-95(5)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



Case Number: U-0088-95(5)

Printed on : 7/2/2002 10:29:52 AM

Case Keywords : ROC #2 MODULAR BUILDINGS REMOVAL

Accepted : 7/2/2002

Public Hearing : Y

Meeting Date : 7/17/2002

Meeting Type : C

200 Scale Map :

Size :

Lots :

Request : U-0088-95(5) - CANYON RIDGE CHRISTIAN CHURCH - Request for a Review of Condition #2 of an approved Site Development Plan Review [U-0088-95(4)] which required the removal of all modular buildings upon completion of the church expansion on property located at the northwest corner of Jones Boulevard and Lone Mountain Road (APN: 125-35-803-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

Location :

Proposed :

Notice :

Comments :

Parcel : 125 35 803 002 PT S2 SE4 35 19 60 CHURCH CHRISTIAN CANYON RIDGE

Owner/Applicant/Contacts

OWNER CANYON RIDGE CHRISTIAN CHURCH RICHARD ZISER 221-1613 2620 REGATTA DR. #206 LV
NV 89128; 221-1613

REPRESENTED BY SWISHER & HALL AIA, LTD.
REBECCA RALSTON
7373 PEAK DRIVE, 250
LAS VEGAS, NV 89128; 363-2222

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Review of Condition
 Project Address (Location): 10200 W. Lone Mountain Rd
 Project Name: Canyon Ridge Christian Church Proposed Use: Meeting Rooms
 Assessor's Parcel #(s): 125-35-803-002 Ward #: 1
 General Plan: existing RE proposed _____ Zoning: existing RE proposed _____
 Commercial Square Footage: 3600 Floor Area Ratio: N/A
 Gross Acres: 8.01 Lots/Units: N/A Density: N/A
 Additional Information: _____

PROPERTY OWNER: Canyon Ridge Christian Church Contact: Doug Parks
 Address: 6200 W. Lone Mountain Rd Phone: 658-2002 Fax: 658-9622
 City: LAS VEGAS State: NV Zip: 89130

APPLICANT: SAME AS ABOVE Contact: _____
 Address: _____ Phone: _____ Fax: _____
 City: _____ State: _____ Zip: _____

REPRESENTATIVE: SWISHER AND HALL Contact: Rebekah Rabson
 Address: 7373 Peak Dr. Suite 250 Phone: 363-2222 Fax: 363-6060
 City: LAS VEGAS State: NV Zip: 89128

Property Owner Signature* [Signature]

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: DOUGLAS E. PARKS

Subscribed and sworn before me

This 31st day of May, 20 02

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>V-0089-95(5)</u>
Meeting Date:	<u>7/17/02</u>
Signs Required:	<u>—</u>
Map #	<u>—</u>
Total Fee:	<u>400.00</u>
Receipt #	
Date Accepted:	<u>6/26/02</u>
Accepted By:	<u>JOEL</u>



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Rep

X No

APN: _____

Dyn R Ewa
Notary Public in and for said County and State



June 12, 2002

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Reference: Canyon Ridge
Subject: Review of Condition

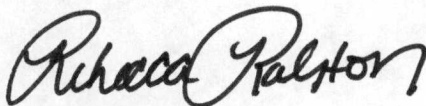
Attention Planning and Development Staff:

Attached please find application materials to support the request for a Review of Condition for the Canyon Ridge property. The most recent conditions of approval require that all temporary buildings be removed from the site prior to occupancy of the newly constructed buildings. One of the temporary buildings on the Canyon Ridge campus is still in use, however, and still needed to accommodate operations at Canyon Ridge. After careful study of the temporary building remaining, it is evident that the most appropriate way to address the structure is to continue the landscape theme that has already been introduced with the new construction and add additional plantings around the temporary building. Enhancing the landscape about the building will allow the structure to more successfully blend with the new campus buildings. Paint colors existing on the temporary building are already consistent with the color schemes throughout the rest of the Canyon Ridge campus.

The proposed Landscape Plan, which has been carefully conceived, includes vegetation at an appropriate planting size and spacing that will enhance the look and feel of the temporary building tying it more closely with the rest of the Canyon Ridge campus. At this time Canyon Ridge feels a need to occupy the building for two additional years.

Thank you for the consideration of our request, we are confident that the proposed landscape plan will be an extremely positive addition and further remedy any concerns with regard to the temporary structure.

Sincerely,
SWISHER AND HALL AIA, LTD



Rebecca Ralston
Planning Manager

ARCHITECTURE AND PLANNING
7373 PEAK DRIVE, SUITE 250
LAS VEGAS, NV 89128
702.363.2222
Fax 702.363.6060
www.swisherhall.com

EXHIBIT "ONE"

Parcel I:

That portion of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 35, Township 19 South, Range 60 East, M.D.B.&M., described as follows:

Parcels Two (2), Three (3) and Four (4) as shown by map thereof in File 22 of Parcel Maps, Page 95, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with those portions vacated by that certain Order of Vacation recorded January 22, 1997 in Book 970122 as Instrument No. 00654 of Official Records; title to which would pass by operation of law.

EXCEPTING THEREFROM all crude oil, petroleum, gas brea, asphaltum and all kindred substances under and in said land as reserved in the Deed recorded August 19, 1957 in Book 137 of Official Records, as Document No. 112931, in the Office of the County Recorder of Clark County, Nevada.

FURTHER EXCEPTING THEREFROM those portions conveyed to the City of Las Vegas by Grant Deed recorded November 20, 1996 in Book 961120 as Instrument No. 01390 of Official Records.

Parcel II:

That portion of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 35, Township 19 South, Range 60 East, M.D.B.&M., described as follows:

Parcel Three (3) as shown by map thereof in File 27 of Parcel Maps, Page 42, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with those portions vacated by that certain Order of Vacation recorded January 22, 1997 in Book 970122 as Instrument No. 00654 of Official Records; title to which would pass by operation of law.

EXCEPTING THEREFROM all crude oil, petroleum, gas brea, asphaltum and all kindred substances under and in said land as reserved in the Deed recorded August 19, 1957 in Book 137 of Official Records, as Document No. 112931, in the Office of the County Recorder of Clark County, Nevada.

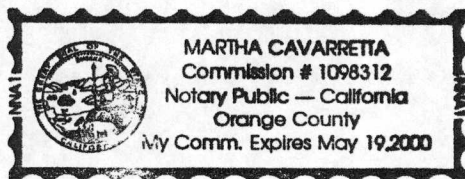
FURTHER EXCEPTING THEREFROM those portions conveyed to the City of Las Vegas by Grant Deed recorded November 20, 1996 in Book 961120 as Instrument No. 01390 of Official Records.

— AND —

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Orange
 On April 2, 1999 before me, Martha Cavarretta, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Larry Winger C.E.O. and Brad Dupray C.O.F.
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Martha Cavarretta
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

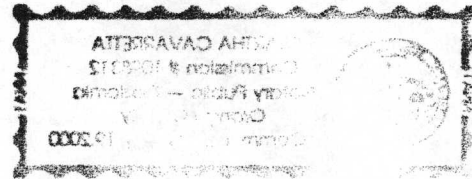
Signer Is Representing:

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer Is Representing:



CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE

04-30-97 16:39 RMM 4

BOOK: 970430 INST: 04073
OFFICIAL RECORDS

FEE: 10.00 RPTT: 2,065.05

48

97-80 0002 114
970430 04073

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHURCH DEVELOPMENT FUND, INC., A CALIFORNIA NONPROFIT CORPORATION** hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) TO **CANYON RIDGE CHRISTIAN CHURCH, A NEVADA NONPROFIT CORPORATION** that property in **CLARK COUNTY, NEVADA** described as follows:

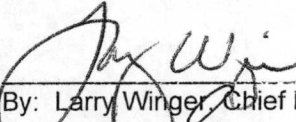
SEE ATTACHED LEGAL DESCRIPTION

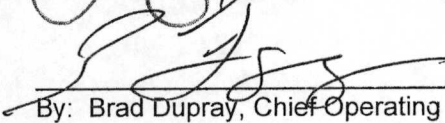
4

APN 125-35-803-001
803-002
802-006
802-007

Dated: April 2, 1997

CHURCH DEVELOPMENT FUND, INC.


By: Larry Winger, Chief Executive Officer


By: Brad Dupray, Chief Operating Officer

STATE OF NEVADA

COUNTY OF CLARK

On April 2, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Name _____
(typed or printed)

(This area for official notarial seal)

(Space below this line for Recorder's use)

Title Order No. _____

Escrow No. _____

WHEN RECORDED MAIL TO:

CANYON RIDGE CHRISTIAN CHURCH
2620 REGATTA DRIVE, SUITE 206
LAS VEGAS, NV 89128

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

April 22, 1999

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: U-88-95(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Parks:

The City Council at a regular meeting held April 12, 1999, APPROVED the request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 13, 1999. This approval is subject to:

1. All phases of this development shall be subject to review by the Planning Commission at a public hearing.
2. All modular buildings on this site shall be removed upon the completion of Phase II.
3. The berm shall be sifted to remove trash, debris and large rocks and shall be finished by October 12, 1999.
4. Construct a public sewer stub to the west edge of Jones Boulevard at a location acceptable to the City Planning Engineer prior to occupancy of any buildings or structures proposed by the Site Development Plan Review as required by the Department of Public Works.
5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.



Mr. Doug Parks
U-88-95(4) – Page Two
April 22, 1999

6. Site development to comply with all applicable Conditions of Approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

Sincerely,



BARBARA JO RONEMUS
City Clerk

PSA
fxb

/gpb

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Mike Purtill
Homes Sabatini Association Architects
1 Homes Sabatini Way
Henderson, Nevada 89014

CITY COUNCIL

MEETING OF

APRIL 12, 1999

City of Las Vegas

AGENDA & MINUTES

Page 117

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

150

PLANNING & DEVELOPMENT DEPARTMENT - DISCUSSION

SPECIAL USE PERMIT - PUBLIC HEARING

U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

Request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-35-803-001 and 002, 125-35-802-006 and 007.

NOTICES MAILED: 218 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

CONCERNS: 1

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 1

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

BROWN - APPROVED subject to conditions and each phase reviewed by Planning Commission as a Public Hearing - UNANIMOUS

MAYOR JONES declared the Public Hearing open.

APPEARANCES:

DOUG PARKS, 5535 Sunset Meadow, North Las Vegas

JESS HOLMES, Holmes Sabatini Associated Architects, One Holmes Sabatini Way, Henderson

MAYOR PRO TEM McDONALD declared the Public Hearing closed.

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

(3:53 - 4:01)

4 - 690

CITY COUNCIL

MEETING OF

APRIL 12, 1999

City of Las Vegas

AGENDA & MINUTES

Page 118

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

PLANNING & DEVELOPMENT DEPARTMENT - DISCUSSION

APPROVED

U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

1. All modular buildings on this site shall be removed upon the completion of Phase II.
2. The berm shall be sifted to remove trash, debris and large rocks and shall be finished by October 12, 1999.
3. Construct a public sewer stub to the west edge of Jones Boulevard at a location acceptable to the City Planning Engineer prior to occupancy of any buildings or structures proposed by the Site Development Plan Review as required by the Department of Public Works.
4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
5. Site development to comply with all applicable Conditions of Approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

CITY COUNCIL
MEETING OF
APRIL 12, 1999

Page 1

VERBATIM TRANSCRIPT - ITEM 150 - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

MAYOR JONES

Item 150, Canyon Ridge Christian Church - it's a request to amend a previously approved Special Use Permit to include an additional .68 acres of land for Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard for a 17,000 square foot addition to an existing church and a 1440 square foot modular trailer. There are no approvals, no protests. Planning Commission and staff recommend approval. This is a public hearing. I'd now declare it open. Applicant's present.

DOUG PARKS

Hi. My name's Doug Parks, 5535 Sunset Meadow, North Las Vegas, 89031. And I'd just like to say, first of all, we're glad to be back. Councilman Brown, at the last meeting, urged us to pass the offering plate again and we have done that and started another capital stewardship campaign and are in the process of, going through the process that you've asked us to do.

Just to -- kind of review where we've come from, at our '95 meeting there were, I believe, over 22 conditions placed on our Special Use Permit with a variety of other conditions at that time. We've met those requirements from the offsite improvements to the residential lot reservations on our property. In the process that we've gone through in the last couple of months, we've sent out over 350 notices. At the request of Councilman Brown's office, we've met individually and publicly with neighbors and worked through all the issues that they've had.

Just to kind of give you an overview of what we're trying to do here, we are requesting some parking expansion and that is in essence to try to eliminate, we've not had any neighborhood parking with the exception of last Easter and we're trying to make sure that stays the standard and to continue to develop the site and to present it in a cleanly manner.

As far as buildings, we are trying to do a ministry center space. Currently we closed a number of our children's classrooms. This last Sunday we closed several of our classrooms because they're not adequate to house the number of people who are bringing kids and so we've taken that initiative to -- try to provide room for them.

The second thing we're trying to do is provide administrative offices and a ministry center space with a resource center and those were both suggestions made by Councilman Brown.

CITY COUNCIL
MEETING OF
APRIL 12, 1999

Page 2

VERBATIM TRANSCRIPT - ITEM 150 - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

And then the third thing is the modular unit that we're asking for to kind of accommodate the growth that we've -- had and that trailer will be placed in a position that will be hidden and the requirement that Planning Commission has placed on us that both modular trailers that are currently on the property, if this one is approved, would be removed upon the completion of Phase Two.

In addition to that, we're also asking for .68 acres that were not originally included in the Special Use Permit to be approved for that,

I've asked Jess Holmes who is our architect that we've selected for this project to come and do a presentation and just talk to you a little bit about how we're softening the front of this 35 foot building that I'm sure you guys remember and I'm going to ask him to do that now.

COUNCILMAN ADAMSEN

Oh, we remember it very well. Pastor Oder, how are you?

JESS HOLMES

My name is Jess Holmes. I'm principal with the architectural firm of Holmes Sabatini Associates and our address is One Holmes Sabatini Way in Henderson, Nevada.

If I may, on the screen, I don't have any drawing down here on the -- table, but one of our primary objectives has been to soften the big mass of the existing building as all of you that have been to that property will note.

COUNCILMAN ADAMSEN

Go to the overhead please.

JESS HOLMES

Yeah, thank you. The existing building is right here. It's a fan-shaped building. It's some 35 feet tall. It's windowless essentially and has a, just a very strong mass to the street. One of the reasons that -- we were selected was to try to soften from a design standpoint and so what we've done is in the overall master plan, particularly in this next phase, Phase Two, is to provide two separate buildings that -- key to the intersection of Jones Boulevard and Lone Mountain Road. And the -- buildings are now stepped up to -- meet the high mass of the existing building. And the first building here on your, on the lower right is a single-story ministry building and then the next building to that is a two-story building; so we're -- beginning to step up from the street as -- we tier up the existing mass of the building.

In addition to that, we're placing a colonnade out front which would be pedestrian oriented to allow people to pass through, as well as create shadow patterns and so forth to break up the entire mass. The materials for the building will

CITY COUNCIL
MEETING OF
APRIL 12, 1999

Page 3

VERBATIM TRANSCRIPT - ITEM 150 - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

be concrete block, probably two-toned, two different colors, either textured or smooth. And so we're trying to break up the -- strong mass that's there.

COUNCILMAN McDONALD

Looks very nice.

COUNCILMAN ADAMSEN

One quick question, Jeff (sic). You have the same footprint and design as City Hall; is that a coincidence or is that --

JEFF HOLMES

That -- building was not designed by us. That was already there.

COUNCILMAN ADAMSEN

Well, we won awards for the design of this building back in the 70's so I was just wondering if imitation is the most sincerest form of flattery.

JEFF HOLMES

It could be.

MAYOR PRO TEM McDONALD

Minus the art.

JEFF HOLMES

No, we don't have any art work on it.

MAYOR PRO TEM McDONALD

Sorry. This is a public hearing. Does anyone else wish to be heard? Seeing none, we'll close the public hearing. Councilman Brown.

COUNCILMAN BROWN

Thank you, Mayor Pro Tem. Couple quick comments. One is the church has done a tremendous job getting out into the neighborhood and becoming what everybody knew they would and that's a good neighbor, a friendly neighborhood. The street improvements, the parking lot improvements, the landscaping has really made a positive impact.

Secondly, and as importantly to the neighbors, the original approval had a building of far greater scale. This again is softening the front, creating more of a campus environment. Likewise, I think, as it develops, is going to be a far more welcome neighbor. I'd encourage the church once again to continue with the offerings. The quicker they're done, the better neighbor they become.

My motion would be for **approval subject to staff conditions**. Congratulations.

JESS HOLMES

I just have a couple more things for the record. One is the -- building that you're seeing here currently is curved slightly. Because of some surveying and engineering, we've had to straighten the building. It's been sent to the staff.

CITY COUNCIL
MEETING OF
APRIL 12, 1999

Page 4

VERBATIM TRANSCRIPT - ITEM 150 - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

And then, secondly, according to our conversation last week, just about the condition that we're required to come back through City Council every time, if you'd like to speak to that briefly.

COUNCILMAN BROWN

Yeah. For each -- phase, they're going to come back to the Planning Commission and -- that's fine because at that point if we need to bring it forth to Council for any specific areas, we certainly will. But those -- would be publicly posted meetings to the Planning Commission, so I -- see no reason as far as amending that condition for the following phases to go to Planning Commission as a public hearing. If need be, we can always pull them forward.

COUNCILMAN ADAMSEN

Okay.

COUNCILMAN BROWN

So I would amend that motion to reflect that.

COUNCILMAN ADAMSEN

I would echo Councilman Brown's comments regarding turning out to be such a great neighbor. You're truly an asset to the neighborhood and congratulations on your growth.

MAYOR JONES

We'll close the public hearing and vote on the motion. Post. Motion's approved. **(Motion carried unanimously.)**

JOE GENOVESE

Thank you.

(END OF DISCUSSION)

/cmp

AGENDA DOCUMENTATION

TO:

THE CITY COUNCIL

FROM:

THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: SPECIAL USE PERMIT - PUBLIC HEARING - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This is a request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review for a 17,000 square foot addition to an existing church and a 1,440 square foot modular trailer on property located on the northwest corner of Lone Mountain Road and Jones Boulevard.

BACKGROUND DATA:

- 09/06/95 The City Council approved a Special Use Permit for a church on this site (U-88-95).
- 04/17/96 The City Council approved a Vacation of portions of Maverick Street and Bronco Lane adjacent to the proposed church (VAC-14-96). The Order of Vacation was recorded on January 22, 1997.
- 05/15/96 The City Council approved a Plot Plan and Building Elevation Review of Phase I of the church facility proposed for this site [U-88-95(1)].
- 12/08/97 The City Council approved a Site Development Plan Review for a 3,600 square foot modular office trailer in conjunction with this church. Condition No. 2 of that approval required the modular building to be removed upon completion of Phase II.

DETAILS OF APPLICATION REQUEST:

Site Area:	24.05	Acres
Existing Building Area:	28,500	Square Feet
Phase II Building Area:	18,440	Square Feet (includes additional modular building)
Existing Building Height:	35	Feet
Phase II Building Height (maximum):	33	Feet
Parking Required (Phases I and II):	622	Spaces
Parking Provided:	732	Spaces

Agenda Item

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AGENDA DOCUMENTATION

TO:

THE CITY COUNCIL

FROM:

THERESA O'DONNELL, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

PURPOSE/BACKGROUND

The applicant has submitted development plans for the second of four construction phases proposed for this church facility. The Phase II plans indicate a one story Ministry Center building (to be utilized for discussion and study groups) and a two story administrative office building will be constructed in the southeast corner of the church site. A 24 foot by 40 foot modular building is proposed to be located along the northwest edge of the existing Phase I building. The applicant has submitted a letter to the Planning Department stating that the modular building will be removed upon completion of the permanent Phase II structures. The depicted landscaping complies with previous approvals for this site.

The elevations for the two permanent structures depict an exterior of split face concrete block with decorative color bands and accents.

The applicant has acquired an additional 30,000 square feet in land along the north edge of the site and proposes to incorporate it into the church campus as a landscape buffer.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-E (Residence Estates)	Single Family Dwellings
South	R-1 (Single Family Residential)	Single Family Dwellings
East	R-E and C-1 (Limited Commercial)	Single Family Dwellings and Convenience Store
West	R-E (Residence Estates)	Single Family Dwellings

FINDINGS:

The proposed second phase of development of this church is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Lone Mountain Road and Jones Boulevard, both public streets, provide access to the property and are adequate in size to meet the requirements of the proposed use. Approval of this Site Development Plan Review at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Agenda Item

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AGENDA DOCUMENTATION

TO:

THE CITY COUNCIL

FROM:

THERESA O'DONNELL, DIRECTOR

PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

PURPOSE/BACKGROUND

Staff notes that a previous condition of approval required the modular building currently on site to be removed upon completion of Phase II. In addition, the applicants have stated that the modular building proposed under this request also would be removed upon the completion of Phase II. Therefore, staff has added a condition to its recommendation requiring all modular structures to be removed upon that completion.

Staff has no objection to the inclusion of the additional 30,000 square feet of land as proposed by the applicant.

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

[NOTE: Based on concerns raised at the meeting, the Planning Commission added a condition requiring that the property line berm of this project be sifted to remove debris and finished by October 12, 1999.]

PC NOTICES MAILED: 216

APPROVALS: 0

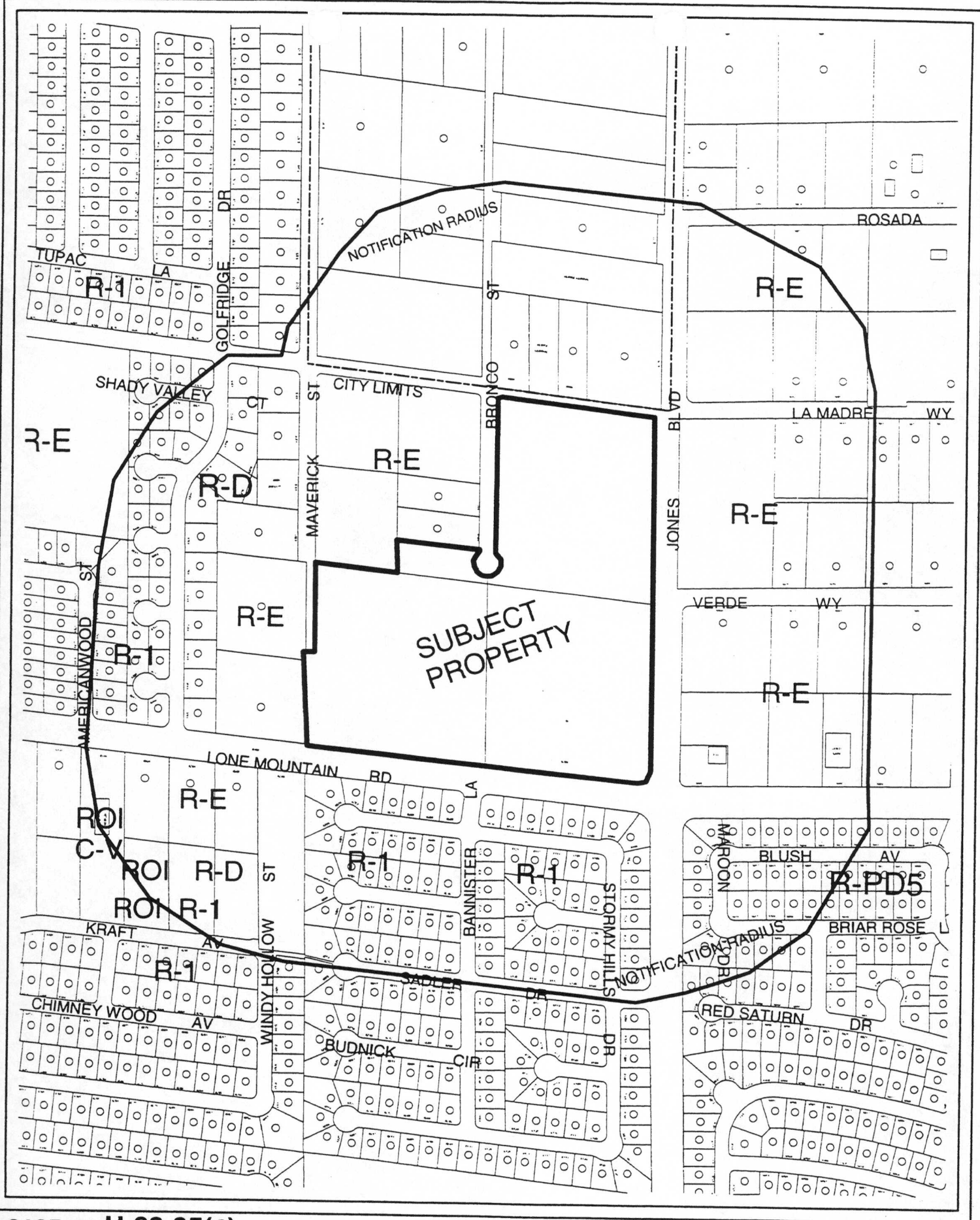
PROTESTS: 0

CONCERNS: 1

SEE ATTACHED LOCATION MAP

Agenda Item

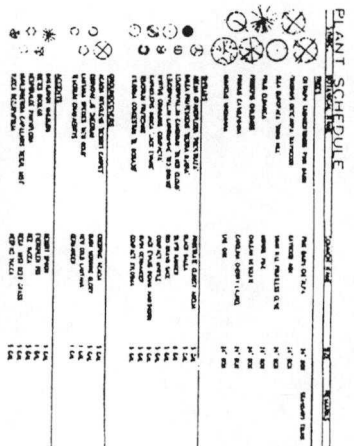
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CASE: U-88-95(4)
RADIUS: 750 FT



March 9, 1999



Carriaging	26,500 gsf
Auditorium/Sanctuary (1,426 seats)	3,600 gsf
Temporary Modular Trailer	32,100 gsf
Subtotal	

Proposed Phase II	
Phase IVa - Temporary Modular Trailer	1,440 gsf
Phase IVa - Nursery Center	5,000 gsf
Phase IIb - Nursery Center	12,000 gsf
Sub total	18,440 gsf
Total at Phase II	
Build-out	50,340 gsf

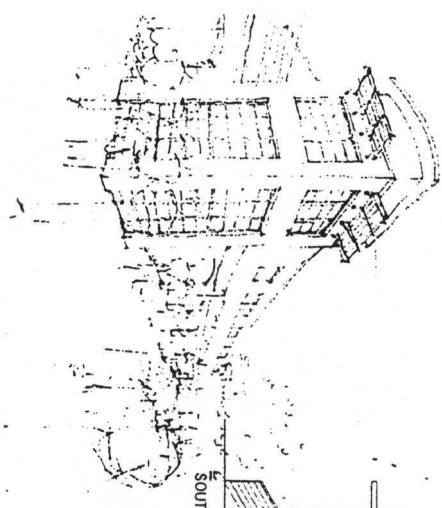
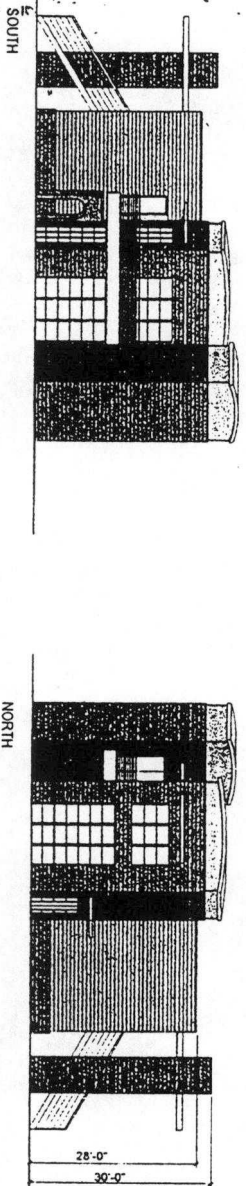
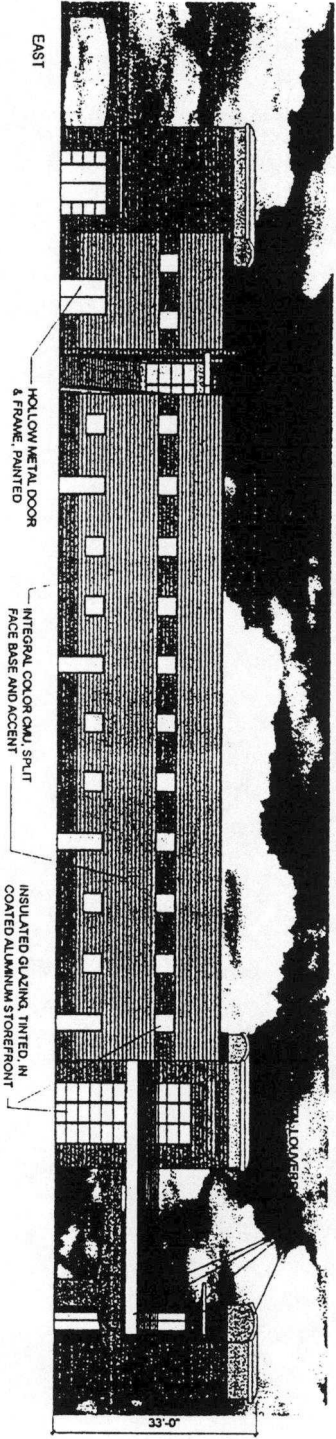
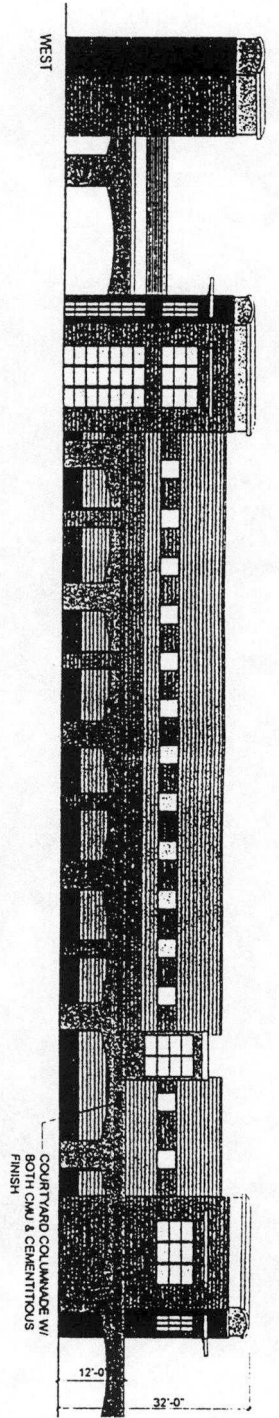
Extraling	
Aceticum (1 : 4 seas) 1.252 seas/a =	316
Mensy, 0.000 gr(1) : 50 gr(1) =	180
Extr. Tempory Modular Taler (1 : 100 gr)	
Sub total	522
Phase I	
Phase IV - Temp. Modular Taler (1 : 50 gr) =	29
Phase III - Mensy Center (1 : 100gr) =	50
Phase III - Mensy Center Offices (1 : 300gr) =	90
Sub total	90

total parking provided	732
total parking required	822
Surplus parking spaces	155
Required Handicap	16
Handicap Provided	16

Lot Size = 1,047.771 s.f. / 43,560 = 24 Acres
 Lot Coverage = 11,000 s.f. / 1,047.771 s.f. = 1.04 % coverage

COLLEGE
SYNOPSIS
SAYS: HERE

U-88-95(4)
3-11-99 PC
REVISED



PHASE IIB - MINISTRY CENTER OFFICES

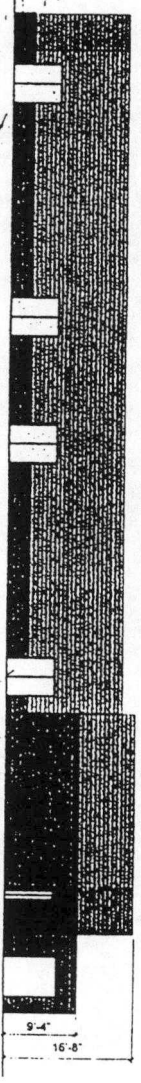
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

STAFF

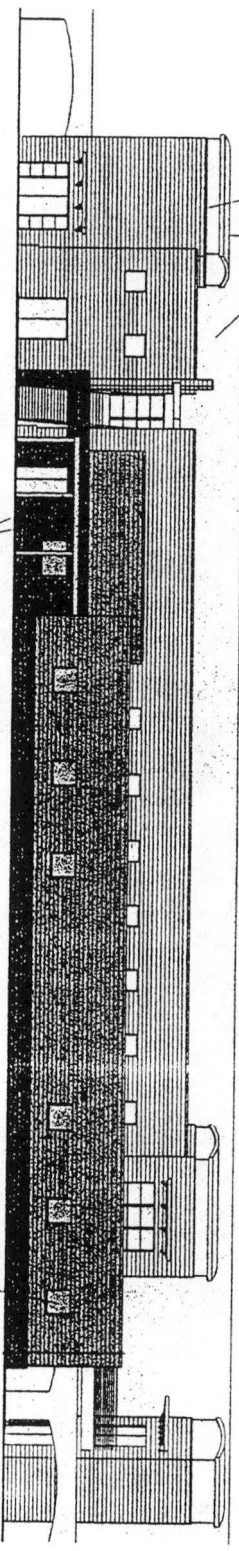
U-88-95(4)

3-11-99 PC

CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

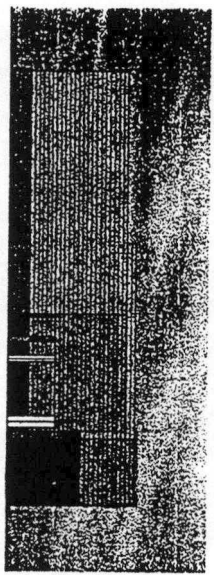


INTEGRAL COLOR GML TYP.
HOLLOW METAL DOORS &
FRAMES, PAINTED



EAST
PAINTED METAL TRELLIS &
COLUMNS

INSULATED GLAZING UNIT, IN
COATED ALUMINUM STOREFRONT



SOUTH



NORTH
INTEGRAL COLOR GML, SPLIT
FACE BASE AND ACCENT

STAFF

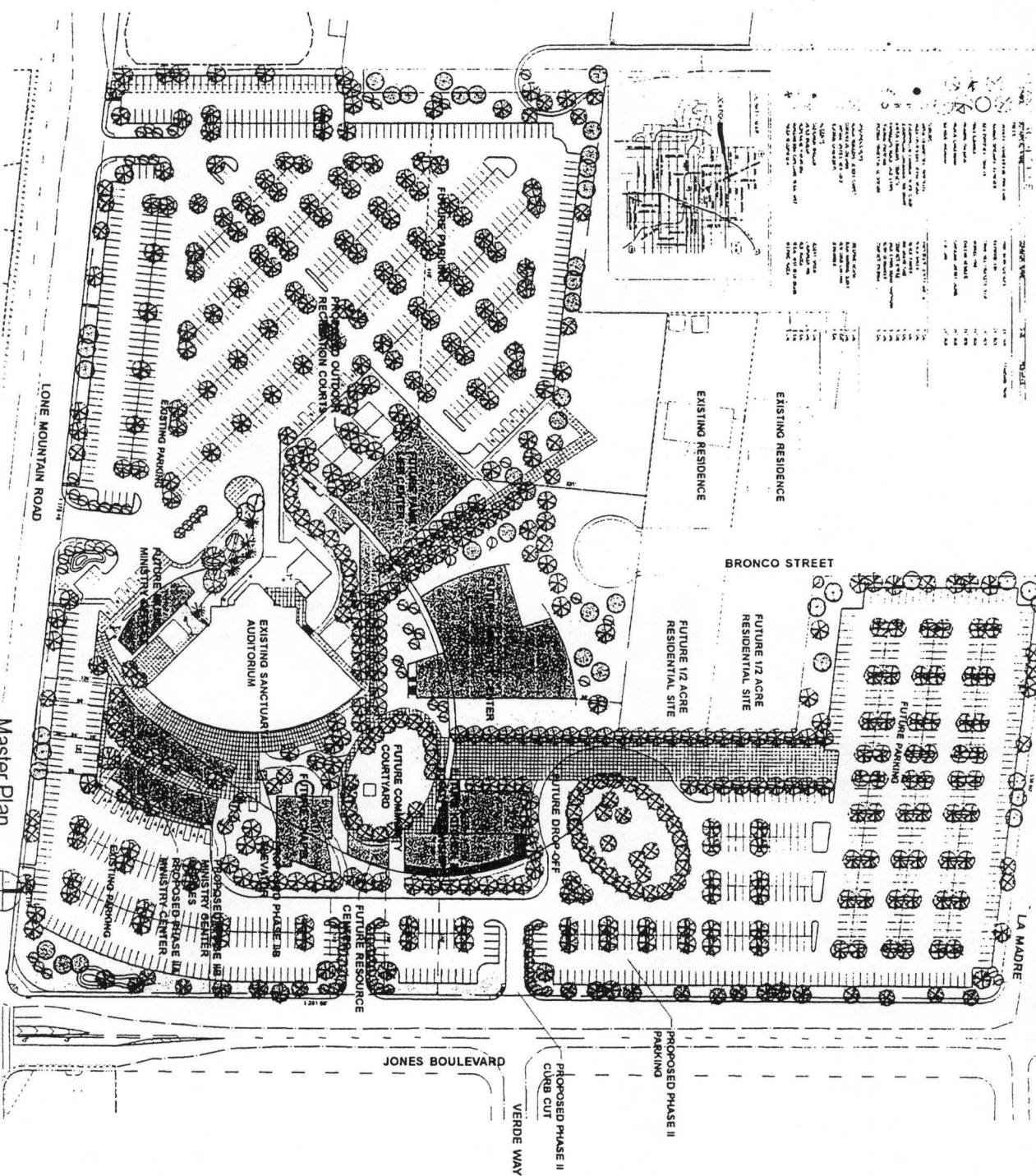
PHASE IIA - MINISTRY CENTER

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

U-88-95(4)

3-11-99 PC

CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION



CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

SCALE: 1" = 60'-0"

Master Plan

STAFF

U-88-95(4)
3-11-99 PC



Jan. 26, 1999

SITE DATA:

Lot Size 1.04777151 / 43,560 = 24.144 Acres
Lot Coverage 94,000 sq ft / 1,047,777 = 8.9% Coverage

total parking provided 1,425
total parking required 1,252
Surplus parking spaces 184
narrowpark parking required 29
narrowpark parking provided 29

Future Development
Chapel (1 - 4 seats) 400 seats = 100
Kitchen & Food Fellowship Hall (1 - 50 gpl) = 50
Ministry Center (3 - 1,000 gpl) = 3,000
Sanctuary Balcony (Build out) (1 - 4 seats) 1,574 sq ft = 300
Family Life Center (1 - 200 gpl) = 200
Resource Center (1 - 50 gpl) = 50
Sub total 877

Phase II
Phase IIA - Ministry Center (1 - 100gpl) = 50
Phase IIB - Ministry Center Offices (1 - 300gpl) = 30
Sub total 80

Existing
Auditorium (1 - 4,000) 1,362 seats = 316

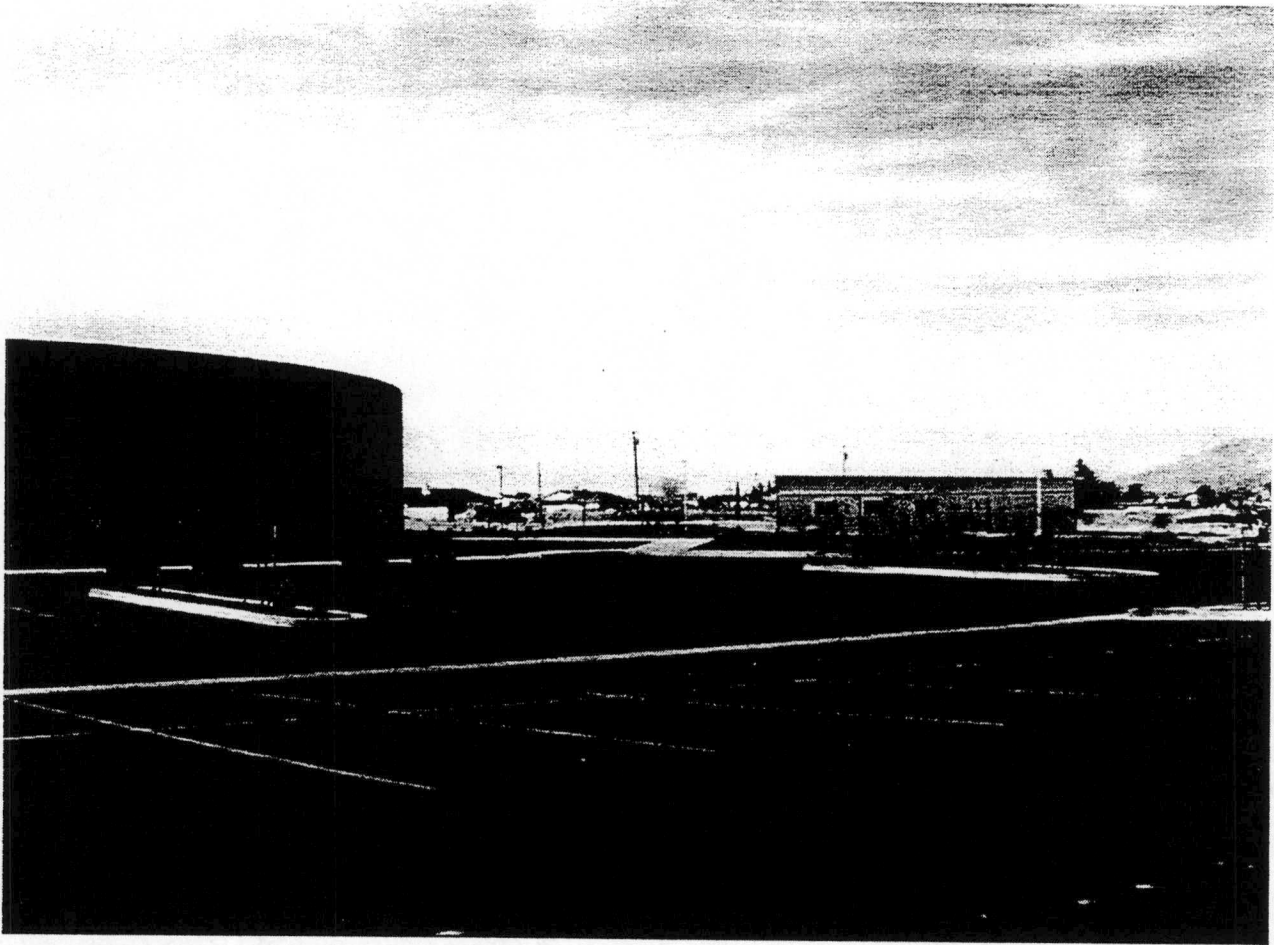
REQUIRED MASTER PLAN PARKING:

Total at Final Build-out 110,000 gpl

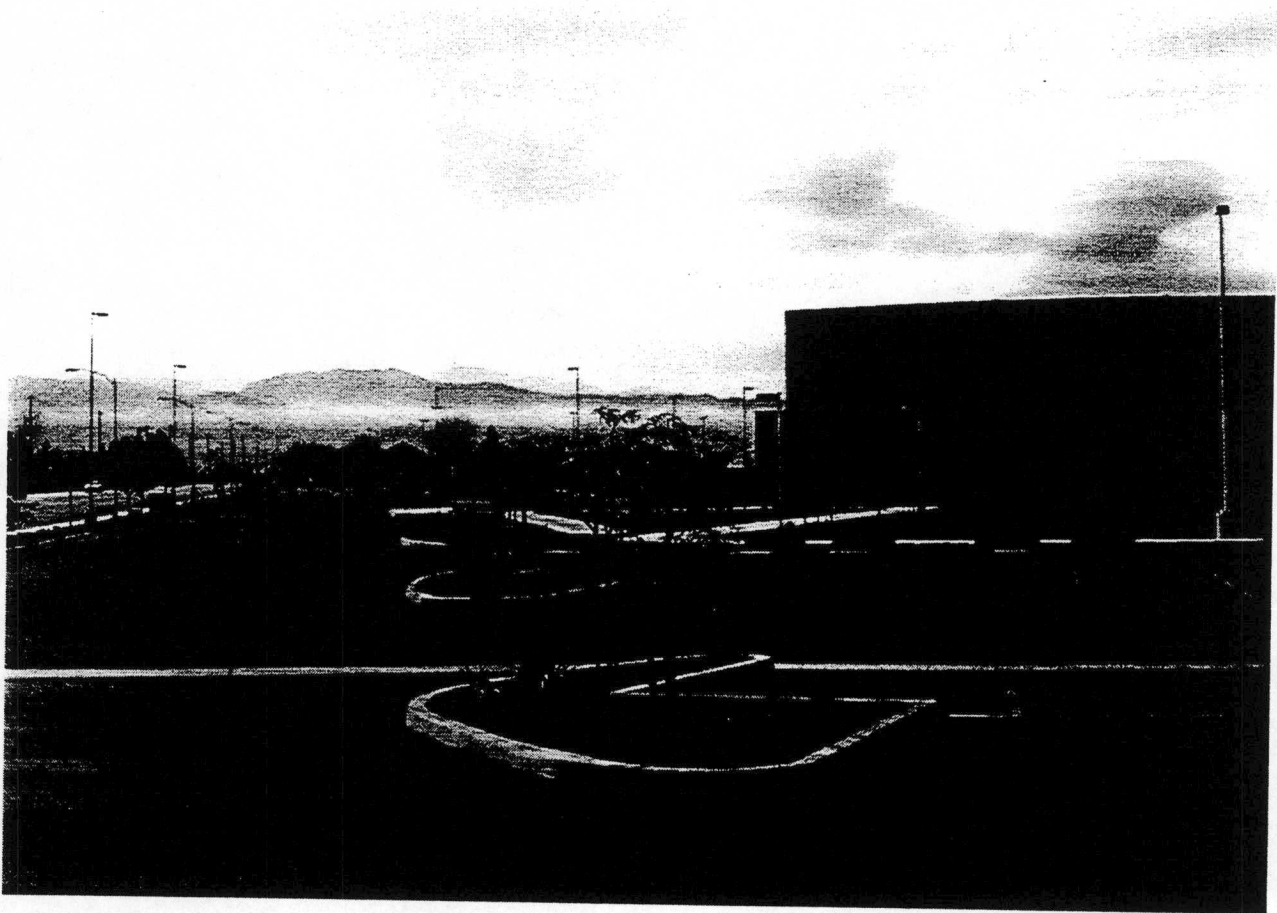
Future Development
Chapel (400 seats) 6,000 gpl
Kitchen & Food Fellowship Hall 9,500 gpl
Ministry Center 17,000 gpl
Sanctuary Balcony (Build out) (157 seats) 16,000 gpl
Phase IIA - Ministry Center 17,000 gpl
Phase IIB - Ministry Center Offices 3,000 gpl
Resource Center 2,000 gpl
Sub total 64,500 gpl

Phase II
Phase IIA - Ministry Center 5,000 gpl
Phase IIB - Ministry Center Offices (two stories) 12,000 gpl
Sub total 17,000 gpl

Existing
Auditorium/Sanctuary (1,425 seats) 28,500 gpl



U-88-95(4)
Request to amend an approved Special Use Permit
Northwest corner of Lone Mountain Road and Jones Blvd
Canyon Ridge Christian Church



U-88-95(4)
Request to amend an approved Special Use Permit
Northwest corner of Lone Mountain Road and Jones Blvd
Canyon Ridge Christian Church

NOTICE TO PUBLISH

Las Vegas, Nevada

Date: March 22, 1999

TO: LAS VEGAS REVIEW-JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS - SPECIAL USE

PERMITS - U-8-99, U-9-99, U-13-99, U-15-99, U-18-99, U-21-99, AND U-88-95(4).

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: Thursday, March 25, 1999 (one time)

and send me three copies of the Affidavit of Publication at your earliest convenience.

(No later than seven (7) days following final publication.)


CHIEF DEPUTY CITY CLERK

cc: Finance Department - Accounts Payable
City Attorney - (on Ordinances)
Planning & Development Department
Front Desk

NOTICES OF PUBLIC HEARINGS
APRIL 12, 1999

NOTICE IS HEREBY GIVEN THAT on Monday, April 12, 1999, at the hour of 2:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Special Use Permit Requests:

U-8-99 - MARK MINTZ ON BEHALF OF COX COMMUNICATIONS PCS - Request for a Special Use Permit on property located at 2110 Fremont Street FOR A PROPOSED 75 FOOT HIGH MONOPOLE CELLULAR COMMUNICATIONS TOWER AND EQUIPMENT PAD, C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 139-35-803-015, LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. B. & M.

U-9-99 - MASUD QAZI - Request for a Special Use Permit and a Site Development Plan Review on property located on the northeast corner of Cheyenne Avenue and Joann Way FOR PACKAGE LIQUOR SALES IN CONJUNCTION WITH A PROPOSED 12,500 SQUARE FOOT GROCERY STORE, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-801-016, LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

U-13-99 - TRIPLE FIVE DEVELOPMENT ON BEHALF OF MICHAEL MACK - Request for a Special Use Permit on property located on the northwest corner of Fort Apache Road and Sahara Avenue FOR SECONDHAND JEWELRY SALES IN CONJUNCTION WITH A PROPOSED 1,540 SQUARE FOOT JEWELRY STORE (MAXTER'S), C-1 (Limited Commercial) Zone, Ward 2 (Adamsen), APN: 163-06-816-016, LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. & M.

U-15-99 - EZ PAWN NEVADA, INC. - Request for a Special Use Permit on property located at 1501 East Charleston Boulevard FOR A PAWN SHOP, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN's: 139-35-402-001, 139-35-413-004 and 005, LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. B. & M.

U-18-99 - WAGEMA LIMITED LIABILITY COMPANY ON BEHALF OF WOK MASTERS LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 7290 West Lake Mead Boulevard FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-22-601-004, LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M. D. B. & M.

U-21-99 - SCHLAGETER FAMILY TRUST ON BEHALF OF ROMAN CATHOLIC BISHOP OF LAS VEGAS - Request for a Special Use Permit on property located at 1900 and 1920 Martin L. King Boulevard FOR A PROPOSED 15,283 SQUARE FOOT CHURCH, R-E (Residence Estates) Zone, Ward 3 (Reese), APN's: 139-21-701-005 and 006, LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. B. & M.

U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH - Request to Amend a previously approved Special Use Permit to include an additional 0.68 acre of land and for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-35-803-001 and 002, 125-35-802-006 and 007, LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



March 12, 1999

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: U-88-95(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Parks:

Your request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-35-803-001 and 002, 125-35-802-006 and 007, was considered by the Planning Commission on March 11, 1999.

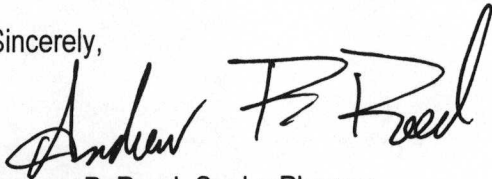
The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. All modular buildings on this site shall be removed upon the completion of Phase II.
2. The berm shall be sifted to remove trash, debris and large rocks and finished by October 12, 1999.
3. Construct a public sewer stub to the west edge of Jones Boulevard at a location acceptable to the City Planning Engineer prior to occupancy of any buildings or structures proposed by the Site Development Plan Review as required by the Department of Public Works.
4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
5. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

Mr. Doug Parks
March 12, 1999
U-88-95(4) - Page Two

This item will be considered by the City Council on April 12, 1999, at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Reed".

Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Mr. Mike Purtil
Homes Sabatini Association Architects
1 Homes Sabatini Way
Henderson, Nevada 89014

PLANNING COMMISSION

MEETING OF
MARCH 11, 1999

City of Las Vegas

AGENDA & MINUTES

Page 91

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

PLANNING AND DEVELOPMENT

C-15.

U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

Request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-35-803-001 and 002, 125-35-802-006 and 007.

NOTICES MAILED: 216

APPROVALS: 0

PROTESTS: 0

CONCERNS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All modular buildings on this site shall be removed upon the completion of Phase II.
2. Construct a public sewer stub to the west edge of Jones Boulevard at a location acceptable to the City Planning Engineer prior to occupancy of any buildings or structures proposed by the Site Development Plan Review as required by the Department of Public Works.
3. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH AN ADDITIONAL CONDITION THAT EXISTING BERM MATERIAL BE SIFTED AND FINISHED UNTIL COMPLETION OF CONSTRUCTION OF SITE AS SOON AS POSSIBLE.

Unanimous

(Gordon and Moran excused)

ANDREW REED, Planning and Development Department, stated the applicant has submitted development plans for the second of four construction phases proposed for this church facility. The Phase II plan indicates a one-story ministry center building and a two-story administrative office building in the southeast corner of the church site. A modular building is proposed to be located along the northwest edge of the existing Phase I building. The applicant has submitted a letter to the Planning Department stating that the modular building will be removed upon completion of the permanent Phase II structures.

The applicant has acquired an additional 30,000 square feet in land along the north edge of the site and proposes to incorporate it into the church campus as a landscape buffer.

The proposed second phase of development of this church is compatible with existing and future surrounding land uses. The subject site is suited for the type of land use being proposed.

Staff has no objection to the inclusion of the additional 30,000 square feet of land as proposed by the applicant.

Staff recommended approval, subject to the conditions.

DOUG PARKS, Operations Administrator, Canyon Ridge Christian Church, 5535 Sunset Meadow, North Las Vegas, appeared and represented the application. He concurred with staff's conditions.

PLANNING COMMISSION

MEETING OF
MARCH 11, 1999

City of Las Vegas

AGENDA & MINUTES

Page 92

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

PLANNING AND DEVELOPMENT

U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH

4. Site development to comply with all applicable Conditions of Approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LILLIAN JACOBSON, 4904 North Bronco, appeared in favor. She felt this addition will help the aesthetics of the church. She has been concerned about a sewer easement for her property which has been taken care of. Another concern she has is the property to the north has been graded and the elevations changed. There is a large stockpile of dirt, etc. created by the construction of the church near her home which has created dumping and persons loitering on the property. She was told Code Enforcement gave the church a notice to remove the dirt pile, etc. The church obtained a clear and grub permit. They have removed the berm in front of her property. Perhaps there should be a condition placed on this Use Permit for a time limit to make the property more aesthetically pleasing. She was also concerned about the grade of the church property creating flooding on her property.

MR. PARKS responded that they are waiting for the inspector and engineer to connect and move forward with the project. They will construct a berm that is in accordance with the berm that is already on the property.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

BART ANDERSON, Public Works, said when the Flood Control Division of Public Works determines what direction the property will go, the engineers doing the grading plan will be informed.

COMMISSIONER SKAAR asked if the ministry building is on the southeast side of the property.

MR. PARKS said that building will be facing the corner of Jones and Lone Mountain.

PLANNING COMMISSION

MEETING OF
MARCH 11, 1999

City of Las Vegas

AGENDA & MINUTES

Page 93

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

PLANNING AND DEVELOPMENT

U-88-95(4) - CANYON RIDGE CHRISTIAN
CHURCH

COMMISSIONER SKAAR added that when that ministry building is completed if the modular units will disappear.

MR. PARKS explained that one portable building is the administrative office. The modular they are proposing could be released once the first building is completed because it is overflow classroom space.

COMMISSIONER SKAAR commented that she visited the property. The berm on Maverick Street must be at least eight feet tall. There was a lot of trash in that area. She wondered if that was going to be the permanent berm.

MR. PARKS said that is not going to be the berm.

MS. JACOBSON suggested having City dump trucks remove some of the debris from the property.

MR. ANDERSON said he would relay that suggestion to Public Works staff and also look into Ms. Jacobson's concerns.

VICE CHAIRMAN GALATI was happy with where the master plan is going on this property. However, he requested the buildings be softened with canopies, colonnades, etc., particularly when adjacent to the residential.

COMMISSIONER SKAAR made a motion for approval, subject to staff's conditions, with an additional condition that existing berm material be sifted and finished until completion of construction of site as soon as possible.

The City Council will set a date for a Public Hearing on this item at their 3/22/99 meeting. The Public Hearing will be heard by the City Council on 4/12/99

(8:48-9:08) 2 - 2790

- C-15. U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH - Request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-35-803-001 and 002, 125-35-802-006 and 007.

PUBLIC HEARING

IF APPROVED: C.C.: 4/12/99

IF DENIED: P.C.: FINAL ACTION

(Unless appealed within 10 days)

APPLICATION REQUEST:

This is a request to Amend a previously approved Special Use Permit to include an additional 0.68 acres of land and for a Site Development Plan Review for a 17,000 square foot addition to an existing church and a 1,440 square foot modular trailer on property located on the northwest corner of Lone Mountain Road and Jones Boulevard.

BACKGROUND DATA:

- 09/06/95 The City Council approved a Special Use Permit for a church on this site (U-88-95).
- 04/17/96 The City Council approved a Vacation of portions of Maverick Street and Bronco Lane adjacent to the proposed church (VAC-14-96).
- 05/15/96 The City Council approved a Plot Plan and Building Elevation Review of Phase I of the church facility proposed for this site [U-88-95(1)].
- 12/08/97 The City Council approved a Site Development Plan Review for a 3,600 square foot modular office trailer in conjunction with this church. Condition No. 2 of that approval required the modular building to be removed upon completion of Phase II.

DETAILS OF APPLICATION REQUEST:

Site Area:	24.05	Acres
Existing Building Area:	28,500	Square Feet
Phase II Building Area:	18,440	Square Feet (includes additional modular building)
Existing Building Height:	35	Feet
Phase II Building Height (maximum):	33	Feet
Parking Required (Phases I and II):	622	Spaces
Parking Provided:	732	Spaces

The applicant has submitted development plans for the second of four construction phases proposed for this church facility. The Phase II plans indicate a one story Ministry Center building (to be utilized for discussion and study groups) and a two story administrative office building will be constructed in the southeast corner of the church site. A 24 foot by 40 foot modular building is proposed to be located along the northwest edge of the existing Phase I building. The applicant has submitted a letter to the Planning Department stating that the modular building will be removed upon completion of the permanent Phase II structures. The depicted landscaping complies with previous approvals for this site.

The elevations for the two permanent structures depict an exterior of split face concrete block with decorative color bands and accents.

The applicant has acquired an additional 30,000 square feet in land along the north edge of the site and proposes to incorporate it into the church campus as a landscape buffer.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-E (Residence Estates)	Single Family Dwellings
South	R-1 (Single Family Residential)	Single Family Dwellings
East	R-E and C-1 (Limited Commercial)	Single Family Dwellings and Convenience Store
West	R-E (Residence Estates)	Single Family Dwellings

FINDINGS:

The proposed second phase of development of this church is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Lone Mountain Road and Jones Boulevard, both private streets, provide access to the property and are adequate in size to meet the requirements of the proposed use. Approval of this Site Development Plan Review at this location will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Staff notes that a previous condition of approval required the modular building currently on site to be removed upon completion of Phase II. In addition, the applicants have stated that the modular building proposed under this request also would be removed upon the completion of Phase II. Therefore, staff has added a condition to its recommendation requiring all modular structures to be removed upon that completion.

Staff has no objection to the inclusion of the additional 30,000 square feet of land as proposed by the applicant.

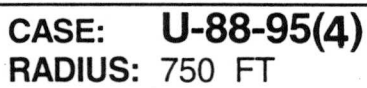
STAFF RECOMMENDATION: **APPROVAL**, subject to:

1. All modular buildings on this site shall be removed upon the completion of Phase II.
2. Construct a public sewer stub to the west edge of Jones Boulevard at a location acceptable to the City Planning Engineer prior to occupancy of any buildings or structures proposed by the Site Development Plan Review as required by the Department of Public Works.
3. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED: 216

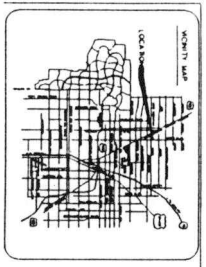
APPROVALS: 0

PROTESTS: 0

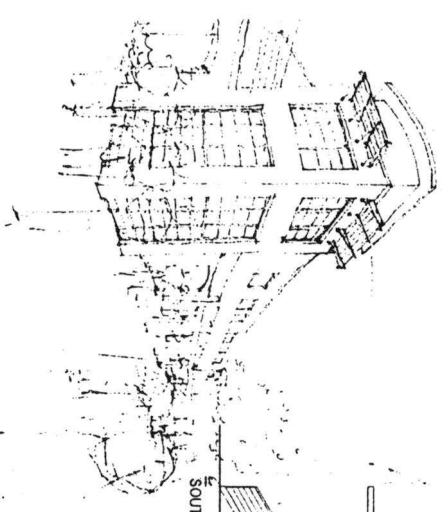
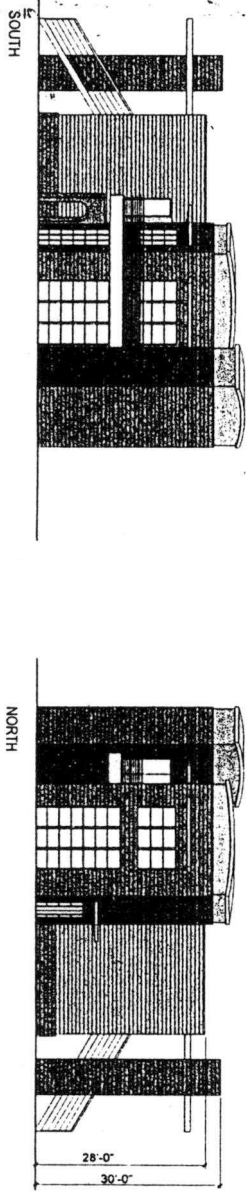
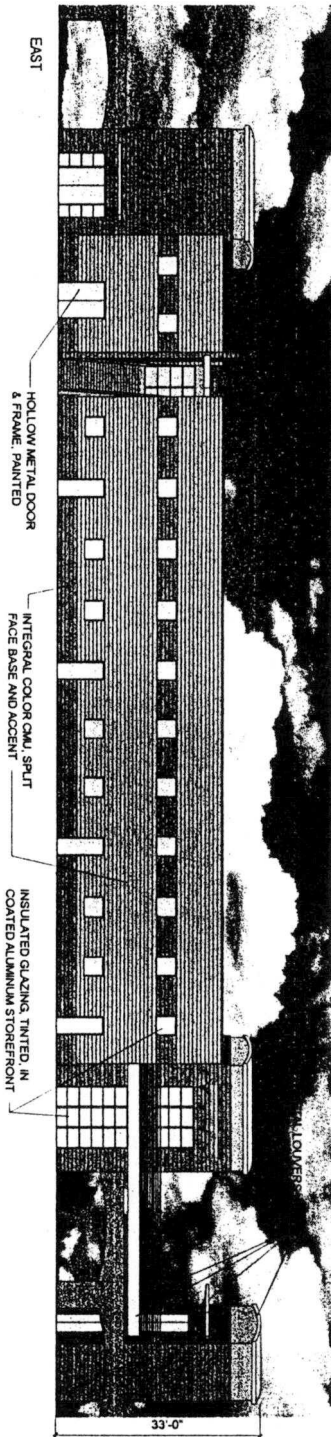
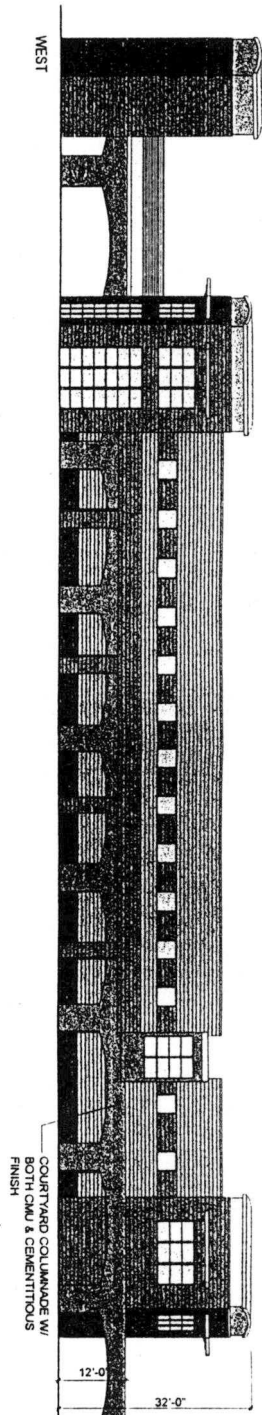


March 9, 1999

• HOLMES
• SABBATH
• ASSURANCES



U-88-95(4)
3-11-99 PC
REVISED



STAFF

U-88-95(4)

3-11-99 PC

PHASE IIB - MINISTRY CENTER OFFICES

EXTERIOR ELEVATIONS

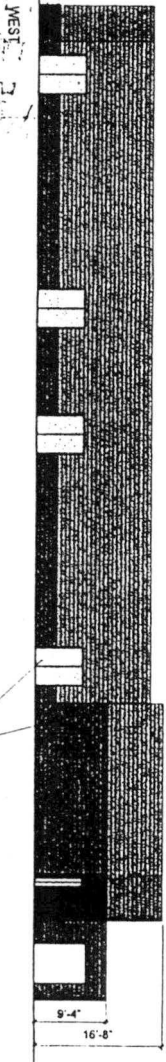
SCALE: 1/8" = 1'-0"

CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

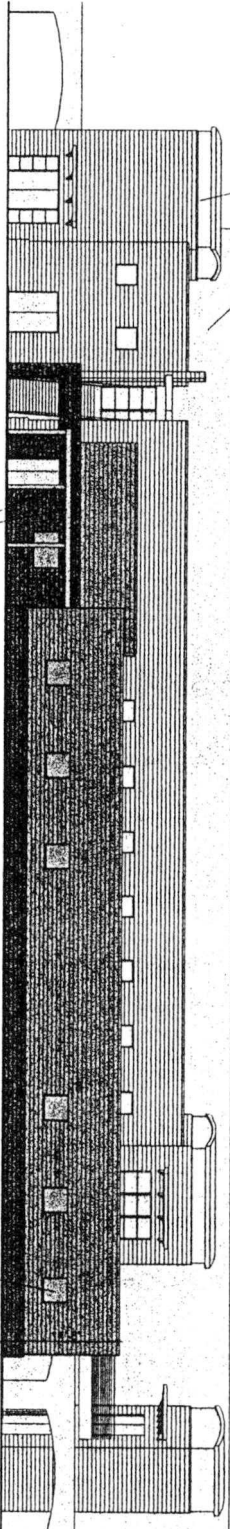


EXT. SANCTUARIES
AUDITORIUM BEYOND

PHASE IIB BEYOND



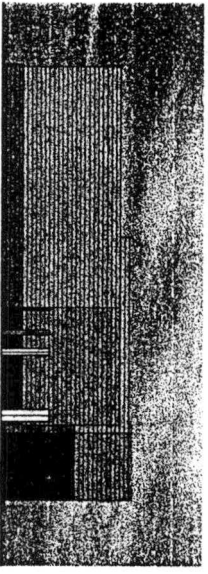
INTEGRAL COLOR CMU, TYP.
HOLLOW METAL DOORS &
FRAMES, PAINTED



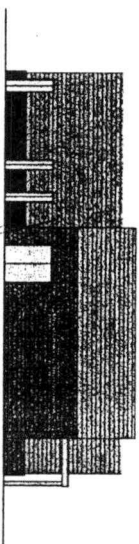
EAST

PAINTED METAL TRELLIS &
COLUMNS

INSULATED GLAZING, TINTED, IN
COATED ALUMINUM STOREFRONT



SOUTH



NORTH

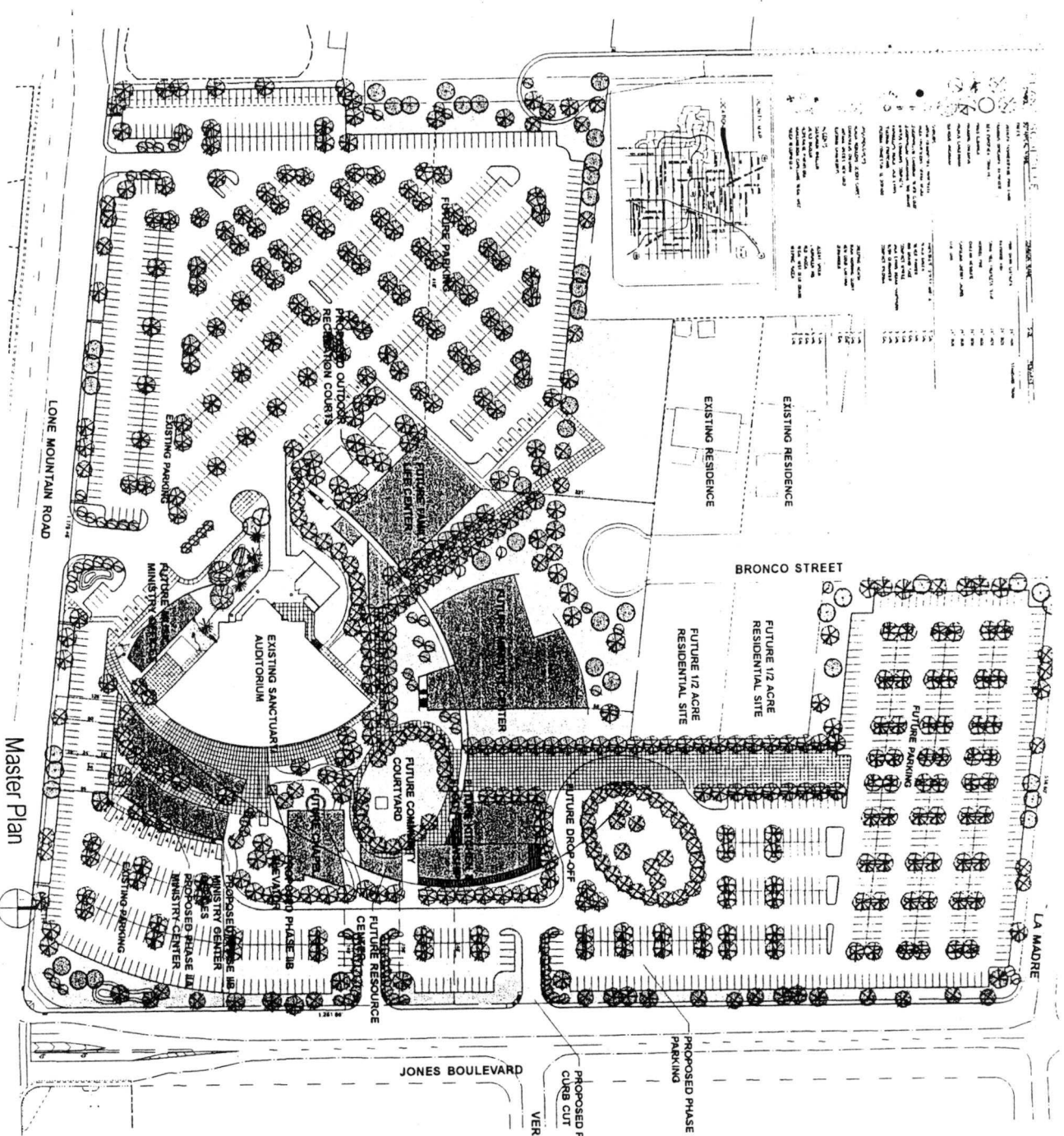
INTEGRAL COLOR CMU, SPLIT
FACE BASE AND ACCENT

STAFF

PHASE IIA - MINISTRY CENTER
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

U-88-95(4)
3-11-99 PC

CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION



CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

SCALE: 1" = 60'-0"

Master Plan

STAFF

**U-88-95(4)
3-11-99 PC**



Jan. 26, 1999

SITE DATA:

Lot Size 1.047 771 s.f. / 43,560 ± 24 Net Acres
 Lot Coverage 94,000 s.f. / 1,047 777 ± 8.9% Coverage

total parking provided	1,426
total parking required	1,252
Surplus parking spaces	184
handicap parking required	29
handicap parking provided	29

Future Development	
Chapel (1 - 4 seats) 400 seats =	100
Kitchen & Food Fellowship Hall (1 - 50 gnl) =	180
Ministry Center (3 - 1,000 gnl) =	30
Sanctuary Balcony Balcony (1 - 4 seats) 1,574 =	30
Family Life Center (1 - 100 gnl) =	10
Resource Center (1 - 250 gnl) =	12
Sub total	877

REQUIRED MASTER PLAN PARKING:	
Existing	
Auditorium (1 - 4 seats) 1,262 seats =	316
Phase II - Ministry Center (1 - 100 gnl) =	50
Phase II - Ministry Center (1 - 300 gnl) =	20
Sub total	366

Future Development	
Chapel (400 seats)	6,000 gnl
Kitchen & Food Fellowship Hall	3,000 gnl
Ministry Center	17,000 gnl
Sanctuary Balcony Balcony (1 - 574 seats)	10,000 gnl
Family Life Center	18,000 gnl
Misc. Ministry Offices	3,000 gnl
Resource Center	3,000 gnl
Sub total	64,000 gnl
Total at Final	110,000 gnl
Build-out	110,000 gnl

BUILDING DATA:	
Existing	
Auditorium/Sanctuary (1 - 425 seats)	28,500 gnl
Phase II	
Phase II - Ministry Center (1 - 425 seats)	5,000 gnl
Phase II - Ministry Center (1 - 425 seats)	12,000 gnl
Sub total	17,000 gnl

Future Development	
Chapel (400 seats)	6,000 gnl
Kitchen & Food Fellowship Hall	3,000 gnl
Ministry Center	17,000 gnl
Sanctuary Balcony Balcony (1 - 574 seats)	10,000 gnl
Family Life Center	18,000 gnl
Misc. Ministry Offices	3,000 gnl
Resource Center	3,000 gnl
Sub total	64,000 gnl



U-88-95(4)
Request to amend an approved Special Use Permit
Northwest corner of Lone Mountain Road and Jones Blvd
Canyon Ridge Christian Church



U-88-95(4)

Request to amend an approved Special Use Permit
Northwest corner of Lone Mountain Road and Jones Blvd
Canyon Ridge Christian Church

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

March 8, 1999

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: U-88-95(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Enclosed please find a copy of the Planning and Development Department's **DRAFT** staff's recommendations and any conditions related to your application. This item will be considered by the City Planning Commission at its regular meeting on **March 11, 1999** at 6:00 P. M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

If you have questions regarding the recommendation or related conditions as indicated, please contact me at (702) 229-6301.

Sincerely,

Joel McCulloch, Planner II
Current Planning Division

JM:sd

Enclosure

Mayor
Jan Lavery Jones

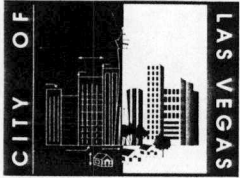
Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

cc: Mr. Mike Purtill
Homes Sabatini Association Architects
1 Homes Sabatini Way
Henderson, Nevada 89014



PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

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Voice:
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Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

February 26, 1999

Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: U-88-95(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Parks:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on March 11, 1999. This meeting will be held at 6:00 P. M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

Enclosure

cc: Mr. Mike Purtill
Homes Sabatini Association Architects
1 Homes Sabatini Way
Henderson, Nevada 89014

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: February 24, 1999
Re: **U-88-95(4)** Canyon Ridge Christian Church NWC of Jones Boulevard & Lone Mountain Road
Site Development Plan for a 17,000 square foot addition to an existing church and a 1,440 square foot modular trailer

CONDITIONS OF APPROVAL:

1. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
2. Site development to comply with all applicable conditions of approval for Special Use Permit U-88-95 and all other subsequent site-related actions as required by the Department of Public Works.

RECEIVED
99 FEB 25 AM 10:32
PLANNING AND
DEVELOPMENT

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MARCH 11, 1999
TIME: 6:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-88-95(4)

REQUEST BY CANYON RIDGE CHRISTIAN CHURCH TO AMEND A PREVIOUSLY APPROVED SPECIAL USE PERMIT TO INCLUDE AN ADDITIONAL 0.68 ACRES OF LAND AND FOR A SITE DEVELOPMENT PLAN REVIEW ON PROPERTY LOCATED ON THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (RESIDENCE ESTATES) ZONE, WARD 4 (BROWN), APN'S: 125-35-803-001 AND 002, 125-35-802-006 AND 007.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.

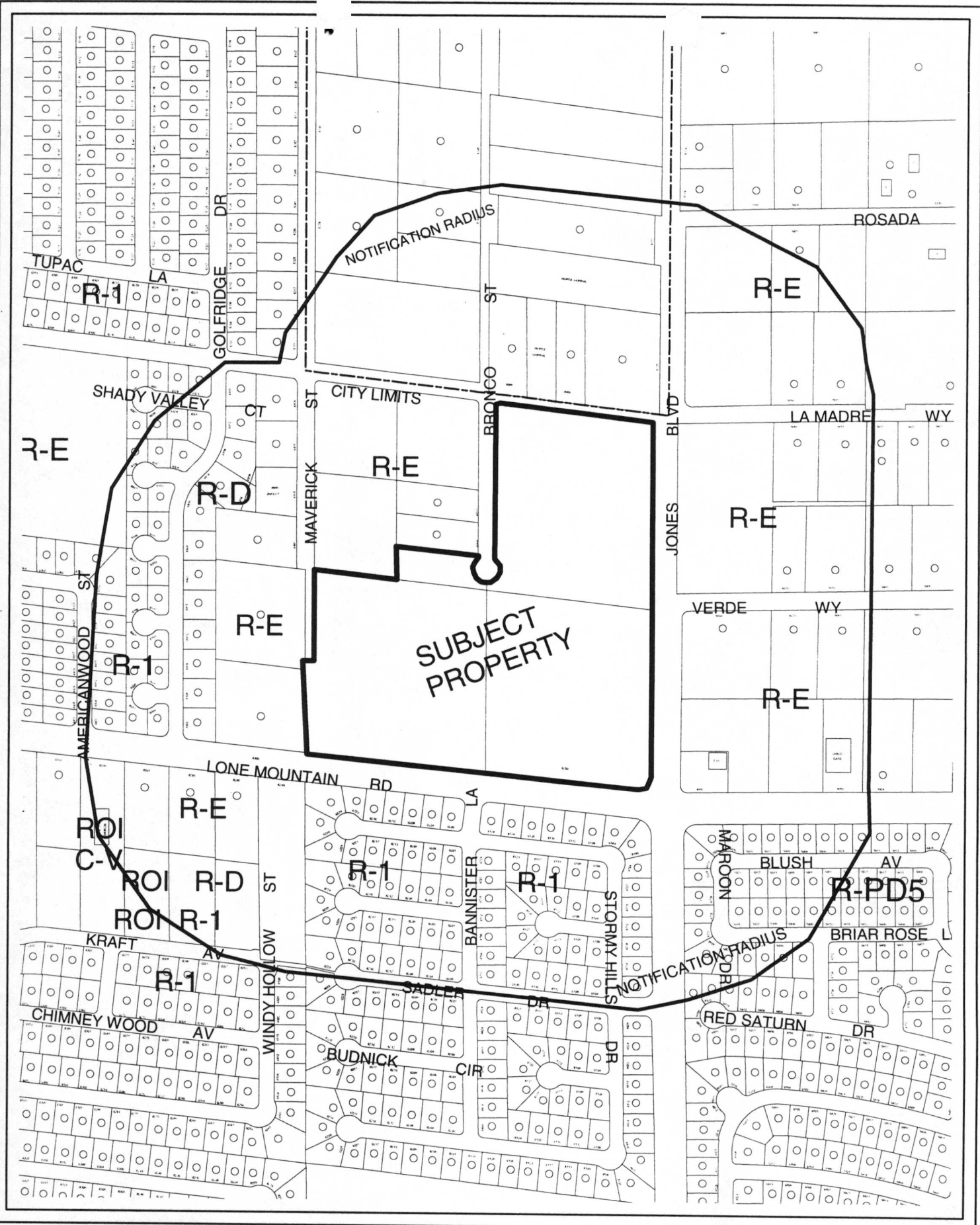


PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

A handwritten signature in black ink, reading "Andrew P. Reed".

ANDREW P. REED, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: U-88-95(4)
RADIUS: 750 FT



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MARCH 11, 1999
TIME: 6:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA

To amend a
previously approved
S.U.P. to
include an
additional
0.68 acres of
land and

U-88-95(4)

REQUEST BY CANYON RIDGE CHRISTIAN CHURCH FOR A SITE DEVELOPMENT PLAN REVIEW ON PROPERTY LOCATED ON THE NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (RESIDENCE ESTATES) ZONE, WARD 4 (BROWN), APN'S: 125-35-803-001 AND 002, 125-35-802-006 AND 007.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS



DRAFT

ANDREW P. REED, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

Development Notification Report

Case Number: U-88-95 C4

Applicant: CANYON RIDGE CHRISTIAN CHURCH

Date Prepared: February 19, 1999

Planning Commission

Meeting Date: March 11, 1999

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

LONE MOUNTAIN CITIZENS ADVISORY Comm.	NORTH WEST CITIZENS ADVISORY Comm.
SHEEP MOUNTAIN HOA	NORTH WEST CITIZENS ASSOCIATION
SHEEP MOUNTAIN Neighborhood ASSOCIATION #4	NORTH WEST TERRITORY ASSOCIATION
INDEPENDANT NW HOA	PUEBLO AT SANTA FE
Rancho ALTA MIRA owners ASSOC.	Painted Desert Community Association
SHEEP MOUNTAIN Neighborhood #5	Portlands HOA
MOUNTAIN GATE HOA	The Art Neighborhood Preservation
NORTHGATE HOA	
LOS PRADES HOA	
LAS HADAS	

Neighborhood Planner:

Lisa Lopez

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT**

U-88-95(4)

HAND DELIVERED

COMPREHENSIVE PLANNING	MARC CASTAGNOLA	DSC
COMPREHENSIVE PLANNING	STEVE VAN GORP	DSC
*DEVELOPMENT COORDINATION - DPW	GARY REID	DSC
* FLOOD CONTROL - DPW	GREG McDERMOTT	DSC
* LAND DEVELOPMENT - DPW	STACEY CAMPBELL	DSC
PERMITS / INSPECTIONS	GEORGE GARDNER	DSC
* RIGHT-OF-WAY - DPW	CAROLYN CAVINESS	DSC
* SANITARY SEWERS - DPW	DAVE MCGONEGLE	DSC
* TRAFFIC ENGINEERING - DPW	GARY PHILLIPS/MARC ESCOBEDO	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

CITY CENTRE DEVELOPMENT CORP (2)	STACEY LIED	300 S. FOURTH #905
REDEVELOPMENT AGENCY	JEFF MARESH	5TH STREET SCHOOL
* ELECTRICAL SERVICES - DPW	DONALD K. BEHUNIN	3104 BONANZA RD.
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CTR.
FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CTR.
METRO - CRIME PREVENTION	BILL TURLOCK	601 FREMONT-2ND FL.
METRO - INTERGOVERNMENTAL SVCS	STAN OLSEN	714 SOUTH FOURTH
SID / STREET REHAB / TRAFFIC - DPW	D. BLISS / B. HAMP / E. FOLK	4TH FL. CITY HALL
* SURVEY - DPW	RITA LUMOS	415 N. 7TH STREET

SENT VIA "U. S." MAIL

CLARK COUNTY HEALTH DISTRICT
CLARK COUNTY SCHOOL DISTRICT
CLARK COUNTY ZONING
DIVISION OF WATER RESOURCES
FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS)
LAS VEGAS VALLEY WATER DISTRICT
NEVADA POWER COMPANY
SOUTHWEST GAS CORPORATION
SPRINT-CENTRAL TELEPHONE - NEVADA
UNITED STATES POSTAL SERVICE

(revised 12/10/98)

* ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT

DEVELOPMENT REVIEW TEAM MEETING
FEBRUARY 24, 1999

8:30 A.M. TO 12:00 P.M.

Planning and Development Conference Room 2B, Second Floor
Development Services Center

U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH - Request for a Site Development Plan Review on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AND A 1,440 SQUARE FOOT MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-35-803-001 and 002, 125-35-802-006 and 007.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M.

PLANNING COMMISSION: MARCH 11, 1999

CITY COUNCIL: APRIL 12, 1999

CASE PLANNER: **ANDY REED 229-6882**



PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: FEBRUARY 24, 1999

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to SHELLEY DiNICOLA, the agenda tech responsible for this case.

COMMENTS: _____

DEVELOPMENT REVIEW TEAM MEETING

FEBRUARY 24, 1999

8:30 A.M. TO 12:00 P.M.

Planning and Development Conference Room 2B, Second Floor
Development Services Center

17,000
U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH - Request for a Site Development Plan Review for Phase II on property located on the northwest corner of Lone Mountain Road and Jones Boulevard FOR AN 18,440 SQUARE FOOT ADDITION TO AN EXISTING CHURCH INCLUDING A MINISTRY CENTER AND A MODULAR TRAILER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN'S: 125-35-803-001, 002 AND 125-35-802-006 AND 007. A

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M.

PLANNING COMMISSION: MARCH 11, 1999

CITY COUNCIL: APRIL 12, 1999

CASE PLANNER: **ANDY REED 229-6882**



PUBLIC HEARING

NON-PUBLIC HEARING

→ 1,440 Square Foot
Comments Due: FEBRUARY 24, 1999

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to SHELLEY DiNICOLA, the agenda tech responsible for this case.

COMMENTS:

JRM
JVM
A Reed

DRAFT

```

[TJ3063]                Z O N I N G      A C T I O N S      ( 1 O F 3 )      ] <ZACT1
CASE [U  [88  [95] [4  ] BZA-      PC-SUM (BCPS) [P] MEETING DATE      3/11/99]
ITEM # [   ] ACCEPTED [02/01/99] PUBLIC HEARING [Y] BY [TSJ ]
EXISTING ZONES [R-E  ] [   ] ROI-> [   ]
               [   ] [   ] ROI-> [   ]
      NEW ZONE  [   ] [   ] [   ] [   ] [   ]
A P P L I C A T I O N   R E Q U E S T
[U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH - REQUEST FOR A SITE DEV. PLAN R]
[VIEW FOR PHASE II DEVELOPMENT ON PROPERTY LOCATED ON THE NWC OF LONE MTN ]
[RD AND JONES BLVD FOR AN 18,440 SF ADDITION TO AN EXISTING CHURCH INCLUDING]
[A MINISTRY CENTER AND A MODULAR TRAILER - R-E (RESIDENCE ESTATES) - WARD 4 ]
[(BROWN) APN'S: 125-35-803-001&002 AND 125-35-802-006 & 007 ]
A P P L I C A N T                PARCEL# [12535[803[001] MORE? [Y]
[CANYON RIDGE CHRISTIAN CHURCH ] [CHURCH CHRISTIAN CANYON RIDGE ]
[RICHARD ZISER 221-1613 ] [6200 W LONE MOUNTAIN RD ]
[2620 REGATTA DR. #206 ] [LAS VEGAS NV 89130 ]
[LV NV 89128 ] [ ]
               [PARCEL MAP FILE 22 PAGE 95 ]
P R O P O S E D   U S E          [LOT 2 ]
[SDPR FOR AN 18,440 SF ADDITION. ] [ ]
[PHASE II DEVELOPMENT ] [ ]
[ ] [ ]
<090913329902081995U 0088 4
UPDATE [ ] NEW [ ] DELETE [ ] PRINT [ ] ZACT3 [ ] ZACT2 [ ] BACK [ ]

```

[TJ3063] Z O N I N G A C T I O N S (2 OF 3)] <ZACT2]
CASE [U [88 [95] [4] B: C-PCOMM (BCP) [P] MEETING DATE 3/11/99]
ITEM # ACCEPTED 02/(9 PUBLIC HEARING Y]
U-88-95(4) - CANYON RIDGE CHRISTIAN CHURCH - REQUEST FOR A SITE DEV. PLAN R
EVIEW FOR PHASE II DEVELOPMENT ON PROPERTY LOCATED ON THE NWC OF LONE MTN
RD AND JONES BLVD FOR AN 18,440 SF ADDITION TO AN EXISTING CHURCH INCLUDING
A MINISTRY CENTER AND A MODULAR TRAILER - R-E (RESIDENCE ESTATES) - WARD 4
(BROWN) APN'S: 125-35-803-001&002 AND 125-35-802-006 & 007
P R O P E R T Y L O C A T I O N
[6200 W. LONE MOUNTAIN RD]
[]
200 SCALE MAP# [G-35-8] SIZE [30.00] ACRES #LOTS [1]
MAP NAME [PARCEL MAP FILE 22 PAGE 95 LOT 2]
CC: [HOLMES SABATINI ASSOC. ARCHIT.] SUBD: []
[1 HOLMES SABATINI WAY] []
[HENDERSON, NV 89014] []
[MIKE PURTILL, 702-436-1006] []
NOTICE: []
[]
COMMENTS: []
[]
[]
[]
<094520899902081995U 0088 4]
UPDATE [] PRINT [] ZACT3 [] ZACT1 [] BACK []

[TJ3063] P A R C E L F I L E] <PAR]
[[[] [] CHURCH CHRISTIAN (ON RIDGE
PARCEL [125[35[803[001]THROU... [] 200 6200 W LONE MOUNT..... RD
LAST UPDATE 12/01/98] ZIP LAS VEGAS NV 89130
GEOGRAPHIC PT SE4 SE4 35 19 60 WARD [00] PARCEL MAP FILE 22 PAGE 95
DOCUMENT # 97043004073-0-NS 4/30/97 LOT 2
200 SCALE MAP NO [G-35-8]
ZONING [R-E] [] JBH 12/07/90

SETBACKS: FRONT [] REAR [] SIDE [00] CORNER []
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ROI ZONING [[R-1 [[[]
ZONING FILE [[Z-79-92 [[Z-100-90 [[]
USE PERMIT FL [[U-88-95 [[[]
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PARCEL [125[35[803[002]THROU... [] 200 6200 W LONE MOUNT... RD
LAST UPDATE 12/01/98] ZIP LAS VEGAS NV 89130
GEOGRAPHIC PT SE4 SE4 35 19 60 WARD [00] PARCEL MAP FILE 22 PAGE 95
DOCUMENT # 97043004073-0-NS 4/30/97 LOT 3
200 SCALE MAP NO [G-35-8]
ZONING [R-E] [] JBH 12/07/90

SETBACKS: FRONT [] REAR [] SIDE [00] CORNER []
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ROI ZONING [[[[[]
ZONING FILE [[Z-79-92 [[Z-100-90 [[]
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LAST UPDATE 12/01/98] ZIP 89130 LAS VEGAS NV 89130
GEOGRAPHIC PT SE4 SE4 35 19 60 WARD [04] PARCEL MAP FILE 27 PAGE 42
DOCUMENT # 97043004073-0-NS 4/30/97 LOT 3
200 SCALE MAP NO []
ZONING [] []

SETBACKS: FRONT [] REAR [] SIDE [00] CORNER []
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USE PERMIT FL [[[[[]
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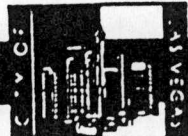
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PARCEL [125[35[802[007]THROU [] 200 6200 W LONE MOUNT... RD
LAST UPDATE 12/01/98] ZIP LAS VEGAS NV 89130
GEOGRAPHIC PT SE4 SE4 35 19 60 WARD [00] PARCEL MAP FILE 22 PAGE 95
DOCUMENT # 97043004073-0-NS 4/30/97 LOT 4
200 SCALE MAP NO [G-35-8]
ZONING [R-E] [] JBH 12/07/90

SETBACKS: FRONT [] REAR [] SIDE [00] CORNER []
ROI ZONING FILE [] EXPIRATION []
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ZONING FILE [[Z-79-92 [[Z-100-90 [[]
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UPDATE [] PRINT [] DELETE [] ASSESSOR'S LOG [] P.C. LOG [] BACK []



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 2-4-99APPLICATION/PETITION FOR: PHASE II DESIGN REVIEW
(Type of Action Requested)

Project Address (Location): 6200 W. LONE MOUNTAIN ROAD, LAS VEGAS, NV 89130

Proposed Use: CHURCH/HOUSE OF WORSHIP Assessor's Parcel No.: 125-35-803-001
125-35-802-007 Ward No.: 066

Project Name: CANYON RIDGE CHRISTIAN CHURCH

Existing General Plan: _____ Sixteenth Section: SE 1/4 of the SE 1/4 of Section: 35 Township: 19 S Range: 10 E

Proposed General Plan: _____ Existing Zoning: R-E Proposed Zoning: R-E

Gross Acres: 30 Lots/Units: _____ Density: _____ Commercial Sq. Ft.: 12,000 G.S.F.

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): CANYON RIDGE CHRISTIAN CHURCH Contact: DOUG PARKS

Address: 6200 W. LONE MOUNTAIN ROAD

City: LAS VEGAS State: NV Zip: 89130 Tel: 458-2722 Fax: 458-9622

Applicant: SAME Contact: _____

Address: _____

City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

Represented By: HOLMES SABATINI ASSOC. ARCHITECTS Contact: MIKE PURTILL

Address: 1 HOLMES SABATINI WAY

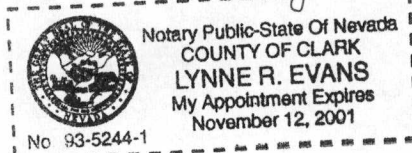
City: ANDERSON State: NV Zip: 89014 Tel: 436-1006 Fax: 436-1050

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

Subscribed and sworn before me this 4th day of February 19 99

Notary Public



FOR DEPARTMENT USE ONLY

Case No.: D-88-45(A)
2-11-99Meeting Date: 3-11-99Date Accepted: 2-5-99Accepted By: TroyMap No.: 6-35-8Total Fee(s): 400.00Receipt No.: 30154

Holmes Sabatini Associates Architects
1 Holmes Sabatini Way Henderson, NV 89014
(702) 436-1006 FAX (702) 436-1050

A Professional Corporation

■ ■ ■
**HOLMES
SABATINI**
ASSOCIATES
ARCHITECTS
■ ■ ■

To Whom It May Concern:

Attached is an updated Long Range Master Plan for the Canyon Ridge Christian Church. This plan takes a proactive step toward creating a scale and environmentally appropriate architecture for the surrounding community, which also meets the needs of the congregation by striving to achieve several goals:

1. Break down the architectural scale of the facility so that it embodies the principle notions of a community or a "village".
2. Provide elements, such as arched walls, to act as screens and buffers that afford a sense of enclosure and protection, but do not act as means of excluding the adjacent community.
3. Use common visual and tactile elements to unify the buildings, create a pedestrian scale, and add depth and character to the various layers of the architecture.
4. Provide members of and visitors to Canyon Ridge Christian Church a sense of community by creating spaces that will facilitate community activities and provide varying scales and sensory experiences.

The facilities included in the Long Range Master Plan for this 30 Acre site are a Ministry Center, Administrative Offices, a Chapel, a Resource Center, a Food Fellowship Hall, a Family Life Center, and Music Ministry Offices to compliment the existing Sanctuary/Auditorium.

Along with these facilities, expanded parking is proposed to be located primarily in the North East and South West quadrants of the site. The parking will be buffered and softened by drought tolerant landscape in accordance with City of Las Vegas requirements. The planting material incorporated in the parking lots will begin to define the primary landscape theme of the Master Plan. Desert appropriate Xeriscape will be used throughout the site to buffer, screen, and create edges, and to compliment and enhance the scale of the community spaces and the architecture. The Xeriscape shall be interspersed with green spaces and aquatic elements. These spaces will be used for community fellowship, quiet contemplation, and as active areas for children.

Phase II of the facility development includes the Ministry Center and Ministry Center Offices, a one and two story pair of buildings to house discussion and study groups, and meet the future administrative needs of Canyon Ridge Christian Church. In order to facilitate the current Ministry needs of the congregation, a 24' x 60' modular trailer is being proposed as a temporary solution. This modular trailer would be removed within 30 days of completion of the proposed Phase II Ministry Center.

Because Canyon Ridge Christian Church is dependent on donations and contributions to fund any facility expansion, future phases will be defined as the needs of the quickly growing congregation are defined, and as the funds become available.

Great care has been taken to prepare an updated Long Range Plan for Canyon Ridge Christian Church that will not only meet the needs of the congregation, but provide the surrounding community and the City of Las Vegas with a truly exceptional facility that is sensitive to it's environment, and to it's place in the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jess Holmes", with a stylized flourish extending to the right.

Jess Holmes, FAIA



PLANNING AND DEVELOPMENT DEPARTMENT

PRE - APPLICATION CONFERENCE CHECKLIST

On 2/4/99 a pre-application conference was held with _____
 regarding property located at NWC LONE MOUNTAIN JONES. It was determined that the following application(s)
 will be required:

Application: SITE PLAN REVIEW Use: CHURCH
 Application: _____ Use: _____
 Application: _____ Use: _____

The following items were discussed with the applicant and / or his agent:

Possible meeting date: 3/11/99 Filing deadline: 2/8/99

Traffic Impact Analysis (NW Area only) Required Not Required Already on File _____

Current Zoning: R-E Do the Residential Adjacency Standards apply? Yes No

Adjacent Uses: N: RES. S: RES
 E: ↓ W: ↓

Do the Residential Adjacency Standards apply? Yes X No _____

Are there any known uses which will require a Special Use Permit? Yes _____ No ○

If yes, which use(s): _____

Justification Letter: A justification letter must briefly describe the type of request, the reason for the request and justification that the request is in the best interest of the City of Las Vegas, its residents, and that the request further promotes the objectives of the General Plan.

Application Packet (One for each submittal): An application packet was highlighted and explained to the applicant for each submittal to be made.

Submittal Checklist: The Submittal Checklist items were stressed as the minimum information which would be accepted for each submittal.

Explanation of Requirements: Applicable requirements were highlighted and briefly discussed with the applicant.

Sign Posting: The applicant's responsibilities were explained with regard to sign posting and maintenance of the signs on the subject property until final action has been taken.

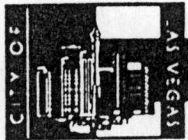
Additional Comments / Information / Codes Referenced / Case & Parcel History: _____
PLANS AS REVIEWED ARE READY
FOR ACCEPTANCE.

This form must accompany the application at the time of submittal

Applicant / Agent

Planner

Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL CHECKLIST

APPLICATION:

- ☐ APPLICATION IS COMPLETELY FILLED OUT, SIGNED AND NOTARIZED BY THE PROPERTY OWNER(S) OR AUTHORIZED AGENT (WHEN APPLICABLE). *REQUIRED*
- ☐ GRANT DEED WHICH MATCHES THE OWNER'S NAME ON THE APPLICATION AND LEGAL DESCRIPTION (LEGAL DESCRIPTION ON DISK FOR REZONINGS AND GENERAL PLAN AMENDMENTS).
- ☐ CORRECT FEES \$ 400.00

☒ JUSTIFICATION: LETTER DESCRIBING THE REQUEST AND WHY THE REQUEST SHOULD BE GRANTED.

☒ ~~TRAFFIC IMPACT ANALYSIS (NORTHWEST AREA)~~ ~~T.I.A. (IF APPLICABLE)~~ \$ ~~_____~~

- ☐ PHOTO MECHANICAL TRANSFER (ONE FOR EACH PLAN SUBMITTED).
- ☐ COLORED, ROLLED PLANS (ONE SITE PLAN, ELEVATION, AND LANDSCAPE PLAN)
- ☒ ~~EXPLANATION AND DISTRIBUTION OF SIGN POSTING FORM AND RESPONSIBILITIES.~~

SITE PLAN: *OK*PLAN LEGEND: *OK*

- | | | | |
|--|--|--|---|
| ☒ PROPERTY LINES CALLED OUT | ☒ PARKING SPACES | ☒ NORTH ARROW | ☒ BUILDING SIZE / SQ. FT. |
| ☒ PLAN SIZE (11x17 TO 24x36) | ☒ INGRESS / EGRESS | ☒ PARKING ANALYSIS | ☒ PROPERTY SIZE / SQ. FT. |
| ☒ DIMENSIONS (ACTUAL) | ☒ ADJACENT LAND USES / STREETS | ☒ VICINITY MAP | ☒ FLOOR / AREA RATIO |
| ☒ STREET NAME(S) | ☒ LANDSCAPE AREAS | ☒ SCALE | ☒ DENSITY |
- ☒ INDICATE SATISFACTION OF ADA / ANSI ACCESSIBILITY REQUIREMENTS (IF APPLICABLE)

BUILDING ELEVATIONS: *OK*

- ☒ ALL BUILDING MATERIALS AND COLORS ARE CALLED OUT
- ☒ DIMENSIONS / SCALE
- ☒ DIRECTION OF ELEVATION

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS

LANDSCAPE PLANS: *OK*

PLAN LEGEND:

- ☐ SEPARATE IRRIGATION PLANS
- ☒ TYPE AND SIZE OF GROUND COVER CALLED OUT
- ☒ LANDSCAPE / PARKING FINGER DIMENSIONS & PLANT MATERIAL

- ☒ REFLECTS SPECIFIC PLANT MATERIAL / SIZE
- ☒ NORTH ARROW
- ☒ SCALE

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS

FLOOR PLANS: *OK*

- | | | | |
|---|--------------------------------------|--|---------------------------------------|
| ☐ DIMENSIONS | ☐ NORTH ARROW | ☐ ENTRANCES / EXITS | ☐ USE OF ROOMS |
| ☐ SEATING CAPACITY (WHEN APPLICABLE) | | ☐ MAXIMUM OCCUPANCY (PER UNIFORM FIRE CODE) | |

REVIEWED BY: *APR*

DATE: *2/4/99*

Affix I.R.S., \$ _____

GRANT DEED

RECORDED

MAY 23 1997

THIS INDENTURE WITNESSETH: That CHURCH DEVELOPMENT FUND, INC. **G.C. WALLAGE**
CORPORATION, also known as CHURCH DEVELOPMENT FUND, INC., A CALIFORNIA
NON-PROFIT CORPORATION

for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged,
do hereby Grant, Bargain and Convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State
of Nevada, and to its assigns forever, all of _____ ITS _____ right, title and interest
in and to all that real property situate in the CITY OF LAS VEGAS, County of Clark, State of Nevada,
bounded and described as follows:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

APN: 125-35-802-006, 803-001 & 803-002

5/16/97 DOCUMENT BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION
OF PARCEL 3 KNOWN AS 125-35-803-002 ON THE ORIGINAL DOCUMENT.
BY CITY OF LAS VEGAS/ENGINEERING PLANNING

FOR: Portions of Bronco St. cul-de-sac and a 54' radius at the
northwest corner of Jones Boulevard and Lone Mountain Road
(REF: VAC-14-96)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness _____ hand _____ this 3rd day of OCTOBER, 1996

CHURCH DEVELOPMENT FUND, INC.

[Signature]
NAME: _____ TITLE: _____
Executive Vice President Church Development Fund, Inc.

BRAD DUPRAY

STATE OF NEVADA)
COUNTY OF CLARK) ss.

On _____ personally appeared before me,
(Date)

a notary public, _____
(Person(s) appearing before Notary)

**** SEE NOTARY STATEMENT ATTACHED**

personally known (or proved) to me to be the person
whose name is subscribed to the above instrument who

acknowledged that he executed the instrument.

(Notary Public Signature)

(SEAL)

WHEN RECORDED MAIL TO:
City Clerk — City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

SPACE BELOW FOR RECORDER'S USE ONLY

Copy to Postings 5/20
SB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

COPY

State of California

County of Orange

On Oct. 03, 1996 before me, Martha Cavarretta, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Brad Dupray
Name(s) of Signer(s)

☒ personally known to me ☐ OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Martha Cavarretta
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: ~~Right of Way~~ Grant Deed to the City of Las Vegas.

Document Date: Oct 03, 1996 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Brad Dupray

- ☐ Individual
☒ Corporate Officer
Title(s): Executive Vice President
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

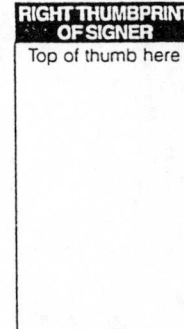
Signer Is Representing:
Church Development Fund,
Inc.



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:



COPY

EXHIBIT "A"

A.P.N. 125-35-802-006, 803-001 & 803-002 (01B-210-013 & 001)
PORTIONS OF BRONCO ST. CUL-DE-SAC &
54' R AT JONES BLVD. AND LONE MOUNTAIN RD.

Those portions of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1 125-35-802-006

That portion of Lot 3 as shown on the Parcel Map in File 27 of Parcel Maps, Page 42 of Clark County, Nevada Records, described as follows:

COMMENCING at the Southeast corner of LOT 3 as shown on said parcel map in File 27 of Parcel Maps, Page 42, also being the Northeast corner of LOT 4 as shown on the parcel map in File 22 of Parcel Maps, Page 95 of Clark County, Nevada Records; thence along the Easterly boundary line of said LOT 3, North 00°17'15" East a distance of 30.70 feet to the TRUE POINT OF BEGINNING in a nontangent curve, concave Easterly and having a radius 45.50 feet, a radial line through said point bears South 41°32'13" West; thence continuing along the Easterly boundary line of said LOT 3, North 00°17'15" East a distance of 78.31 feet to the point of cusp with a tangent curve, concave Westerly and having a radius of 25.00 feet; thence Southerly along said tangent curve, from a tangent which bears South 00°17'15" West, through a central angle of 38°43'35", an arc distance of 16.90 feet to the beginning of a reverse curve, concave Easterly and having a radius of 45.50 feet; thence Southerly along said reverse curve, from a tangent which bears South 39°00'50" West, through a central angle of 87°28'37", an arc distance of 69.47 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains an area of 746 square feet or 0.017 acres, more or less.

PARCEL 2 125-35-803-001

That portion of Lot 2 as shown on the Parcel Map in File 22 of Parcel Maps, Page 95 of Clark County, Nevada Records, described as follows:

COMMENCING at the Southwest corner of LOT 2 as shown on said parcel map in File 22 of Parcel Maps, Page 95; thence along the Westerly boundary line of said LOT 2, North 00°17'15" East a distance of 37.42 feet to the TRUE POINT OF BEGINNING in a nontangent curve, concave Westerly and having a radius of 45.50 feet, a radial line through said point bears

OWNER'S INITIALS



EXHIBIT "A"

CONTINUED

A.P.N. 125-35-802-006, 803-001 & 803-002 (01B-210-013 & 001)
PORTIONS OF BRONCO ST. CUL-DE-SAC &
54'R AT JONES BLVD. AND LONE MOUNTAIN RD.

South 40°57'44" East; thence continuing along the Westerly boundary line of said LOT 2, North 00°17'15" East a distance of 78.31 feet to the point of cusp with a tangent curve, concave Easterly and having a radius of 25.00 feet; thence Southerly along said tangent curve, from a tangent which bears South 00°17'15" West, through a central angle of 38°43'35", an arc distance of 16.90 feet to the beginning of a reverse curve, concave Westerly and having a radius of 45.50 feet; thence Southerly along said reverse curve, from a tangent which bears South 38°26'20" East, through a central angle of 87°28'37", an arc distance of 69.47 feet to the TRUE POINT OF BEGINNING.

The above described parcel of land contains an area of 746 square feet or 0.017 acres, more or less.

PARCEL 3 125-35-803-002

CORRECTION: FILE 22 OF PARCEL
MAPS, PAGE 95

That portion of Lot 3 as shown on the parcel map in File 27 of Parcel Maps, Page 42 of Clark County, Nevada Records, bounded as follows: bounded on the East by the West line of the East 50.00 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; bounded on the South by the North line of the South 50.00 feet of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); bounded on the Northwest by the arc of a curve, concave Northwesterly, having a radius of 54.00 feet and being tangent to the West line of said East 50.00 feet and being tangent to the North line of said South 50.00 feet; and bounded on the Southeast by the arc of a curve, concave Northeasterly, having a radius of 25.00 feet and being tangent to the West line of said East 50.00 feet and being tangent to the North line of said South 50.00 feet.

The above described parcel of land contains an area of 622 square feet or 0.014 acres, more or less.

The above described parcels of land contain a total area of 2,114 square feet or 0.048 acres, more or less.

OWNER'S INITIALS



RESOLUTION OF ACCEPTANCE OF _____ GRANT DEED

On motion of Councilman Reese, and carried unanimously, the following Resolution is adopted, and order made:

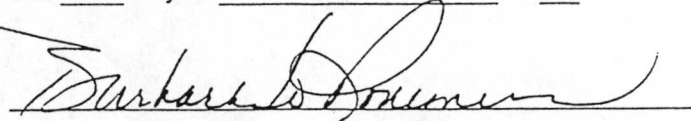
BE IT RESOLVED this 6th day of November, 19 96, by the City of Las Vegas, County of Clark, State of Nevada, that the GRANT DEED _____ dated the 3rd day of October, 19 96, executed by CHURCH DEVELOPMENT FUND, INC., A CALIFORNIA CORPORATION, ALSO KNOWN AS CHURCH DEVELOPMENT FUND, INC., A CALIFORNIA NON-PROFIT CORPORATION (Parcel No. 125-35-802-006, 803-001 & 803-002) to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein, be and is hereby accepted, for the purpose of Real Property Acquisition and BE IT FURTHER RESOLVED that a copy of this Resolution be attached to said GRANT DEED, and that the same be recorded in the Office of the County Recorder of the County of Clark, State of Nevada, and this resolution to be filed in the records of this board.

STATE OF NEVADA)

COUNTY OF CLARK)

I, BARBARA JO RONEMUS, Acting City Clerk of the City of Las Vegas, County of Clark, State of Nevada, hereby certifying the foregoing to be a full, true and correct copy of the Resolution accepting the GRANT DEED, duly adopted at a regular meeting of the City Council held on the 6th day of November, 19 96.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal this 6th day of November, 19 96.



BARBARA JO RONEMUS, ACTING CITY CLERK

WHEN RECORDED MAIL TO:

City Clerk - City Hall

400 E. Stewart Avenue

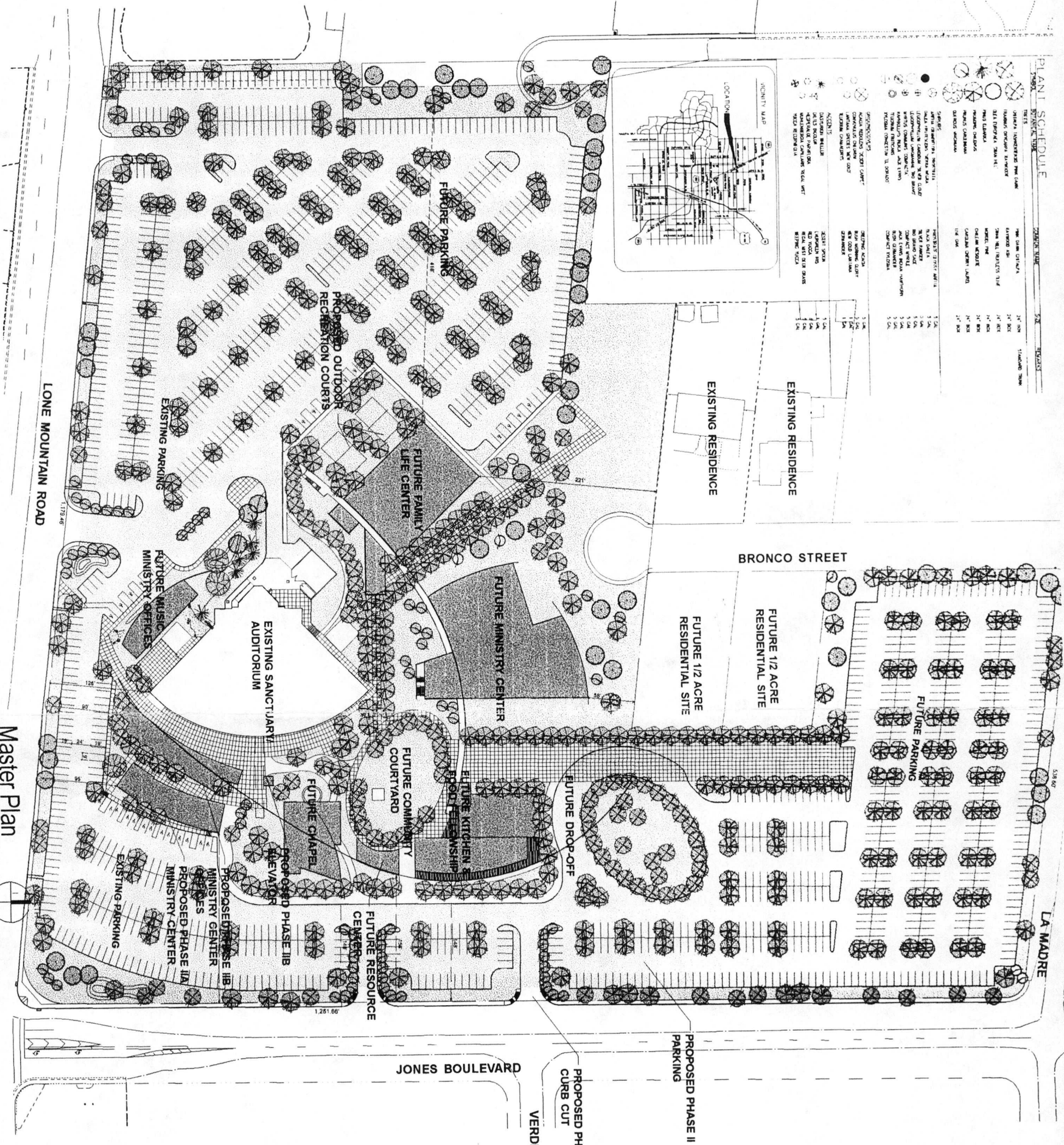
Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
LAS VEGAS CITY

11-20-96 14:37 DB1 5
BOOK: 961120 INST: 01390
FEE: DEED .00 RPTT: EX#002

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

PLANT SCHEDULE	SYMBOL	QUANTITY	REMARKS
1. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
2. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
3. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
4. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
5. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
6. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
7. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
8. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
9. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
10. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
11. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
12. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
13. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
14. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
15. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
16. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
17. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
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99. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION
100. 1" DIA. SPANION	(Symbol)	247	1" DIA. SPANION



BUILDING DATA:

Existing
Auditorium/Sanctuary (1,426 seats): 28,500 gsf

Phase II

Phase IIA - Ministry Center:
Phase IIB - Ministry Center Offices (two stories): 12,000 gsf
Sub total: 17,000 gsf

Future Development

Chapel (400 seats): 6,000 gsf
Kitchen & Food Fellowship Hall: 9,500 gsf
Ministry Center: 17,000 gsf
Sanctuary Balcony Build-out (1,574 seats): 10,000 gsf
Family Life Center: 16,000 gsf
Music Ministry Offices: 3,000 gsf
Resource Center: 3,000 gsf
Sub total: 64,500 gsf

Total at Final Build-out: 110,000 gsf

REQUIRED MASTER PLAN PARKING:

Existing
Auditorium (1 : 4 seats) 1,262 seats/4 = 316

Phase II

Phase IIA - Ministry Center (1 : 100gsf) = 50
Phase IIB - Ministry Center Offices (1 : 300gsf) = 40
Sub total: 90

Future Development

Chapel (1 : 4 seats) 400 seats/4 = 100
Kitchen & Food Fellowship Hall (1 : 50 gsf) = 190
Ministry Center (3 : 1,000 gsf) = 51
Sanctuary Balcony Build-out (1 : 4 seats) 1,574/4 = 393
Family Life Center (1 : 200 gsf) = 80
Music Ministry Offices (1 : 300 gsf) = 10
Resource Center (1 : 250 gsf) = 12
Sub total: 877

total parking provided: 1,426
total parking required: 1,242
Surplus parking spaces: 184
handicap parking required: 29
handicap parking provided: 29

SITE DATA:

Lot Size: 1,047,771 s.f. / 43,560 = 24 Net Acres
Lot Coverage: 94,000 s.f. / 1,047,777 = 8.9% Coverage

U-88-95(4)

3-11-99 PC

STAFF



CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

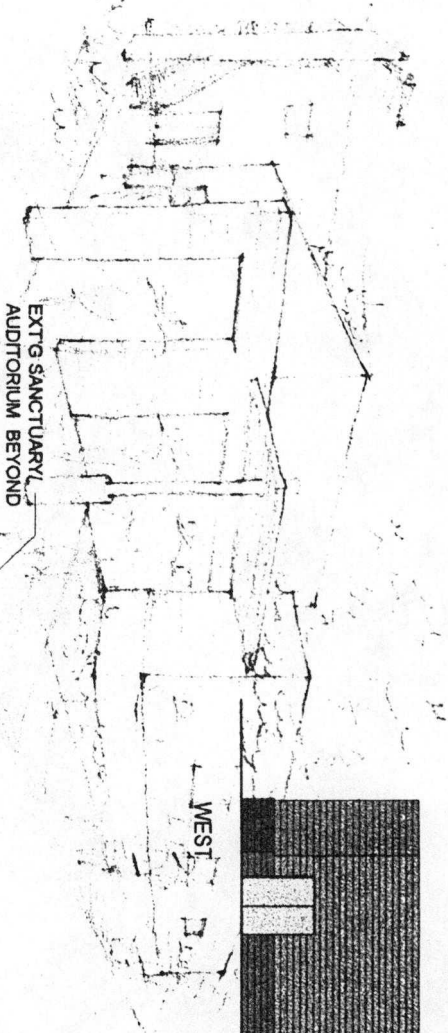
SCALE: 1" = 60'-0"

Master Plan

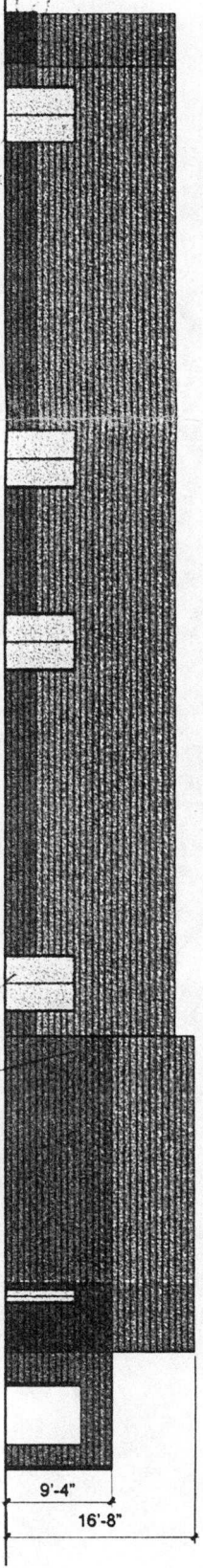
Jan. 26, 1999

125-35-802-006

21412

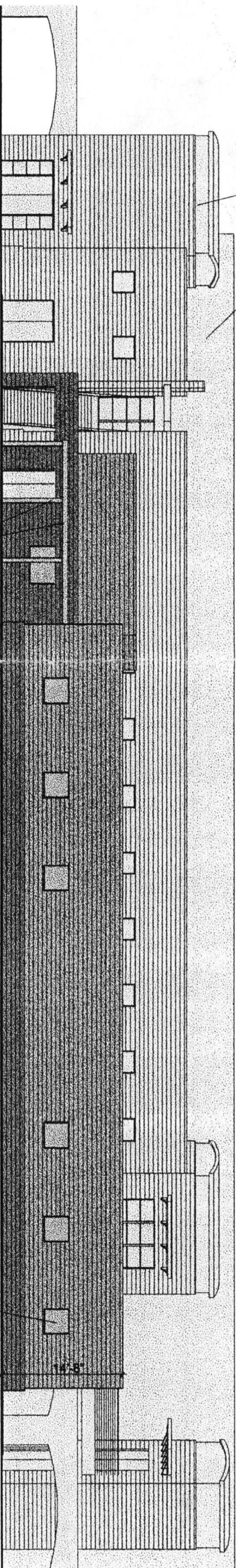


WEST
EXTG SANCTUARY/
AUDITORIUM BEYOND



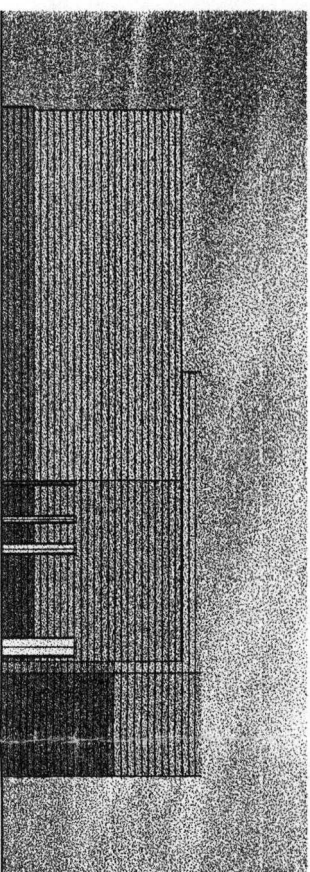
INTEGRAL COLOR CMU, TYP.
HOLLOW METAL DOORS &
FRAMES, PAINTED

PHASE IIB BEYOND

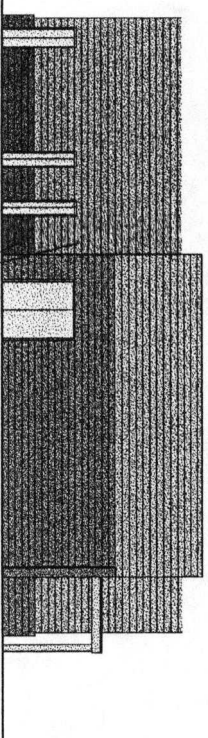


EAST
PAINTED METAL TRELLIS &
COLUMNS

INSULATED GLAZING, TINTED, IN
COATED ALUMINUM STOREFRONT



SOUTH



NORTH
INTEGRAL COLOR CMU, SPLIT
FACE BASE AND ACCENT

STAFF

PHASE IIA - MINISTRY CENTER

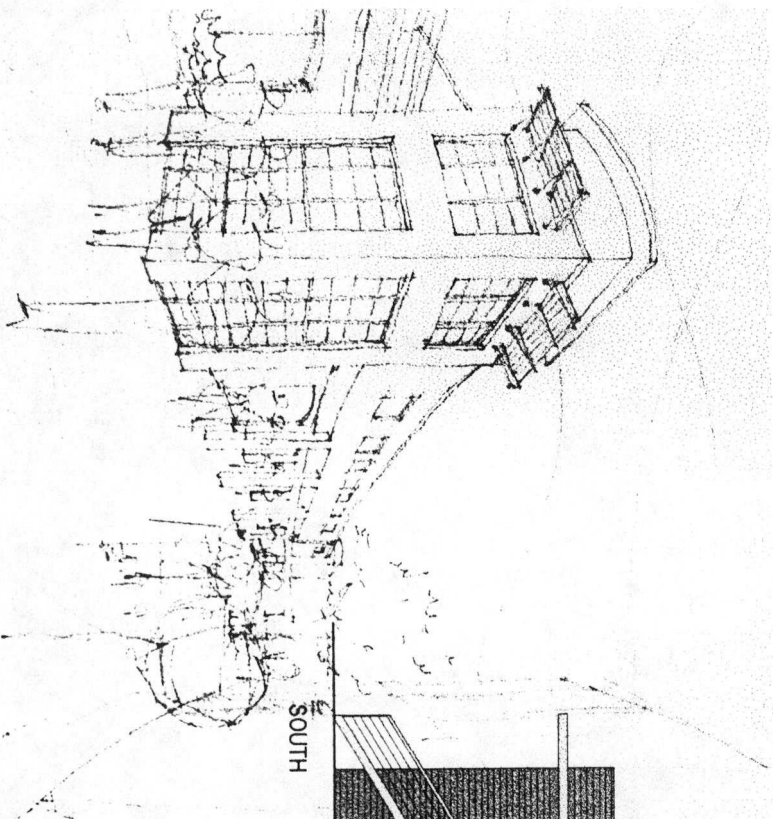
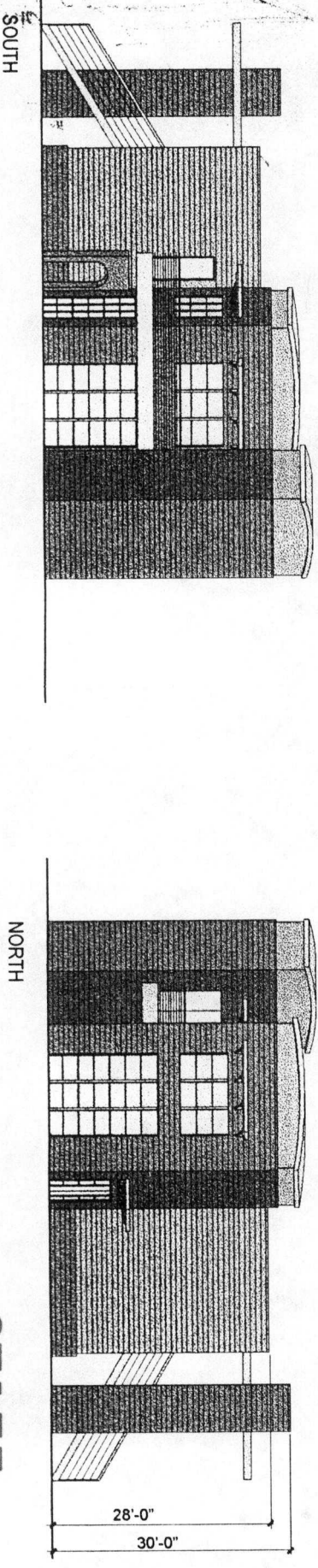
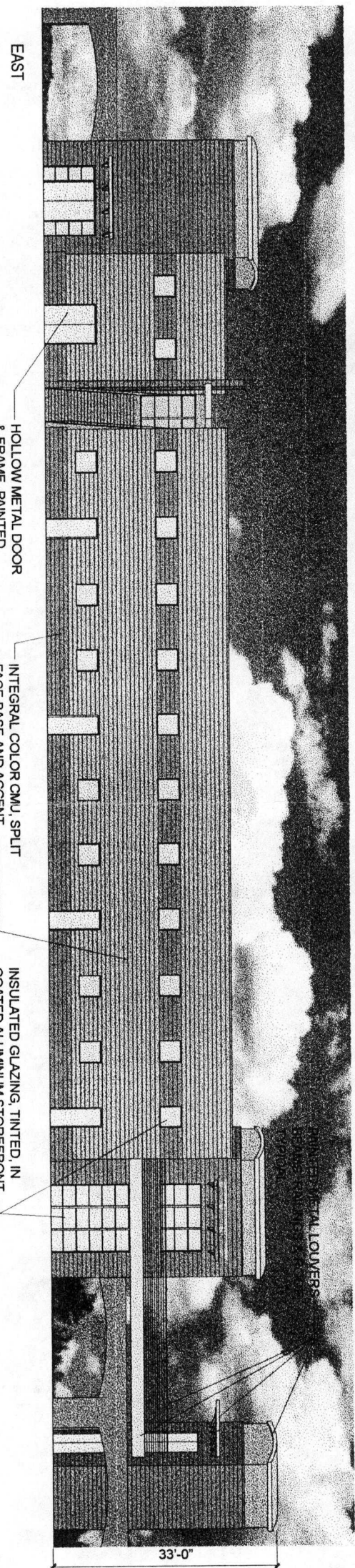
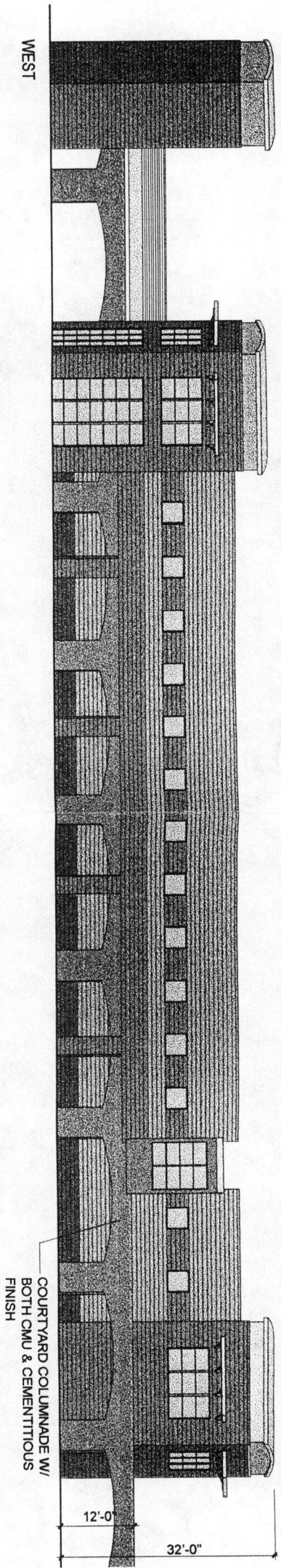
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

U-88-95(4)

3-11-99 PC

CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION



PHASE IIB - MINISTRY CENTER OFFICES

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

STAFF

U-88-95(4)

3-11-99 PC

CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

U-88-95(4)
3-11-99 PC
REVISED

[illegible]

BUILDING DATA FOR PHASE II:

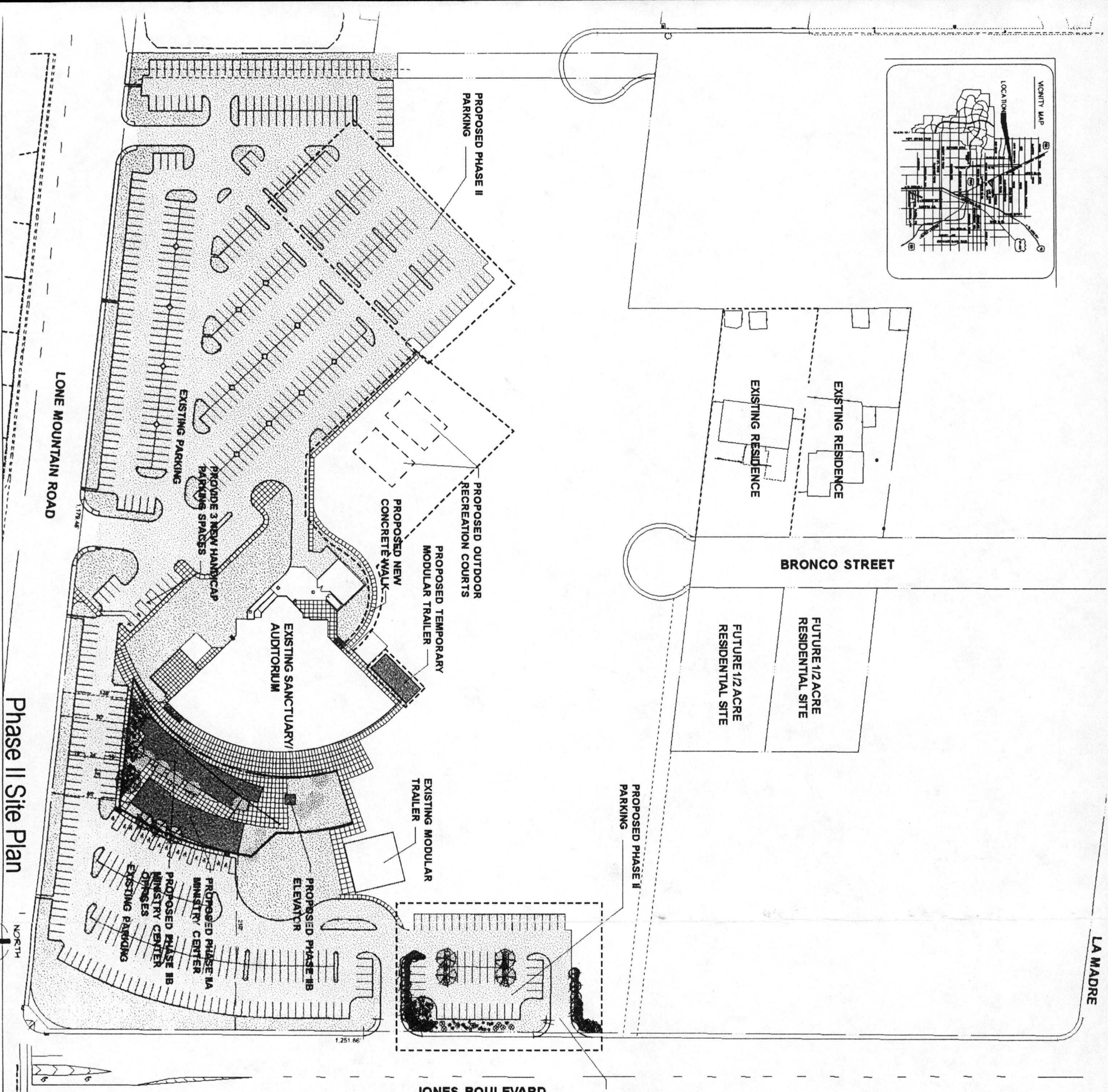
Existing	
Auditorium/Sanctuary (1,426 seats):	28,500 gsf
Temporary Modular Trailer	3,800 gsf
Sub total	32,300gsf
Proposed Phase II	
Phase II-A - Temporary Modular Trailer:	1,440 gsf
Phase II-A - Ministry Center:	5,000 gsf
Phase II-B - Ministry Center Offices (two stories):	12,000 gsf
Sub total	18,440gsf

REQUIRED PARKING with PHASE II:

Existing	316
Auditorium (1 : 4 seats), 1,262 seats/4 =	
Ministry, 9,000 gsf (1 : 50 gsf) =	180
Exist., Temporary Modular Trailer (1 : 100 gsf)	36
Sub total	532
Phase II	
Phase IIA - Temp. Modular Trailer (1 : 50 gsf) =	29
Phase IIA - Ministry Center (1 : 100gsf) =	50
Phase IIB - Ministry Center Offices (1 : 300gsf) =	40
Sub total	90

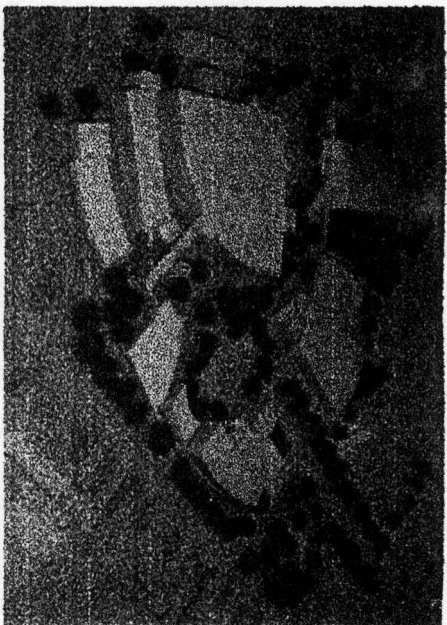
SITE DATA FOR PHASE II:

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Lot Coverage = 11,000 s.f. / 1,047,771 s.f. = 1.04 % coverage

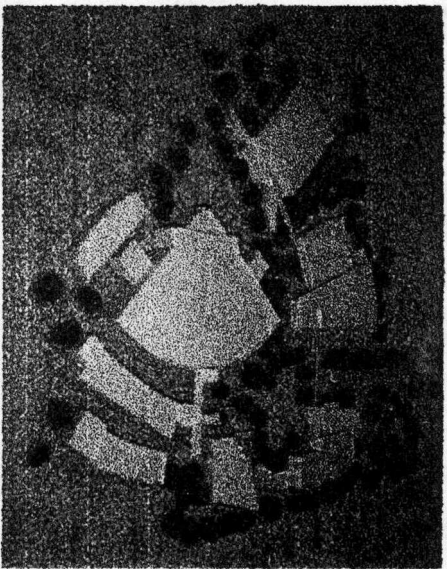


CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

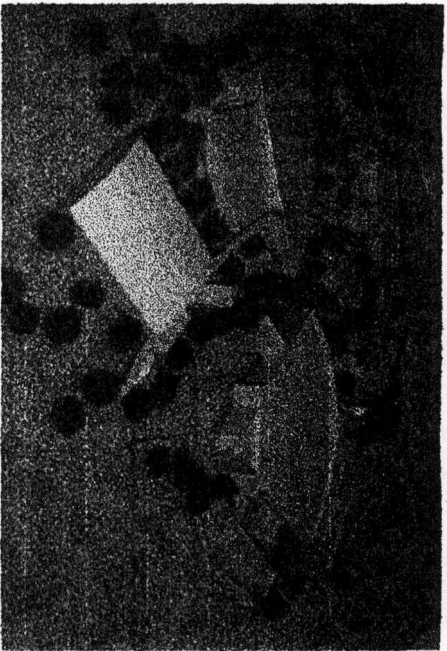
March 9, 1999



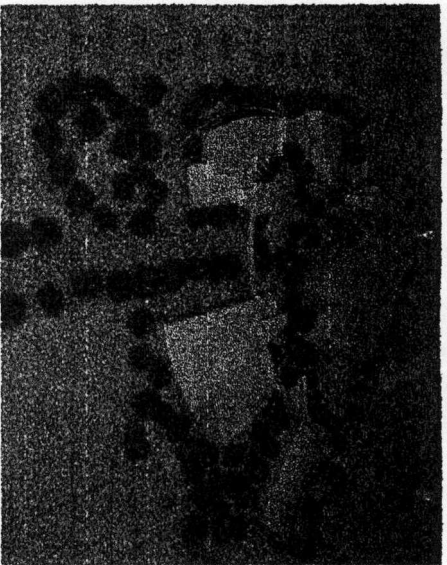
SITE FROM SOUTH EAST CORNER



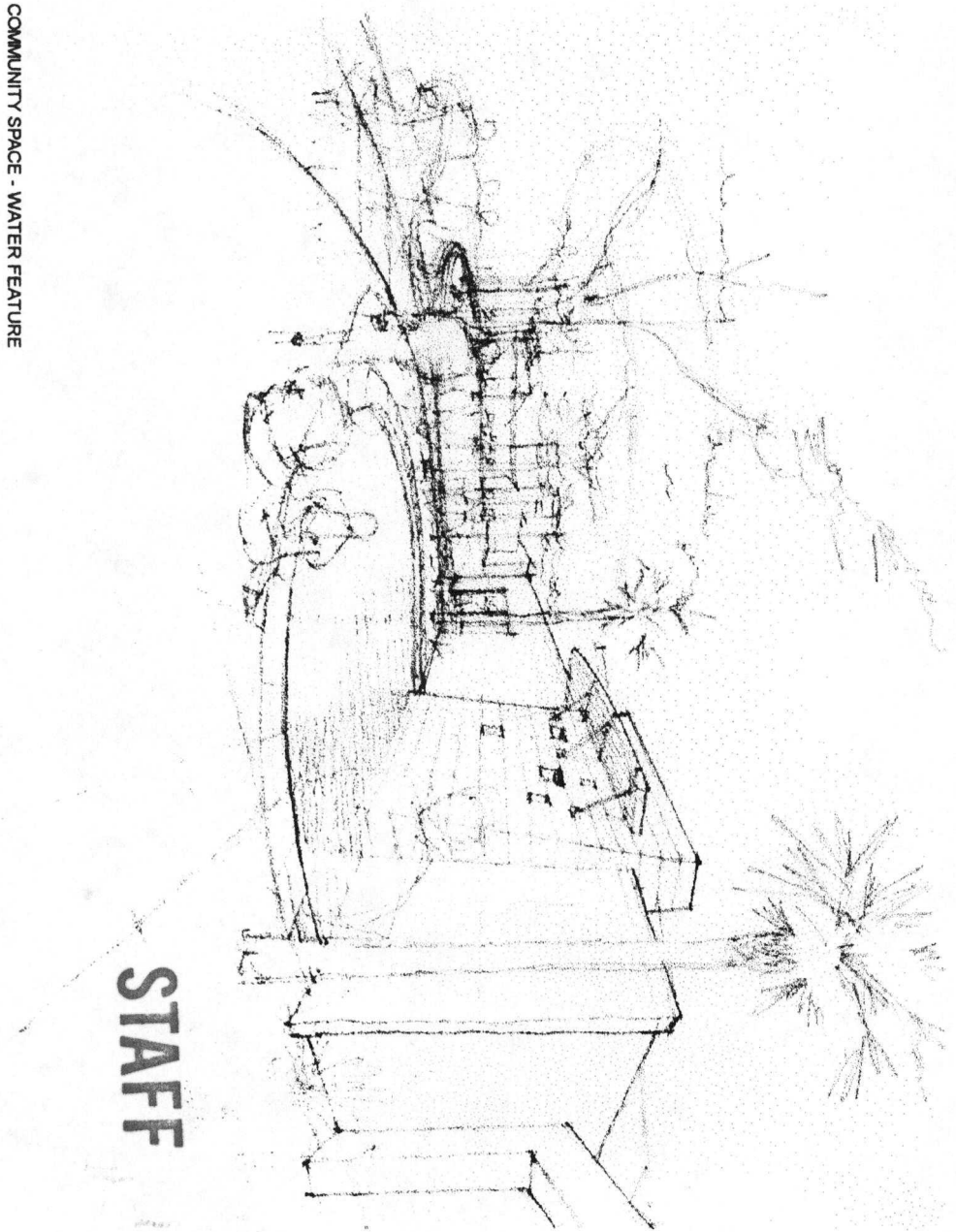
SITE FROM SOUTH



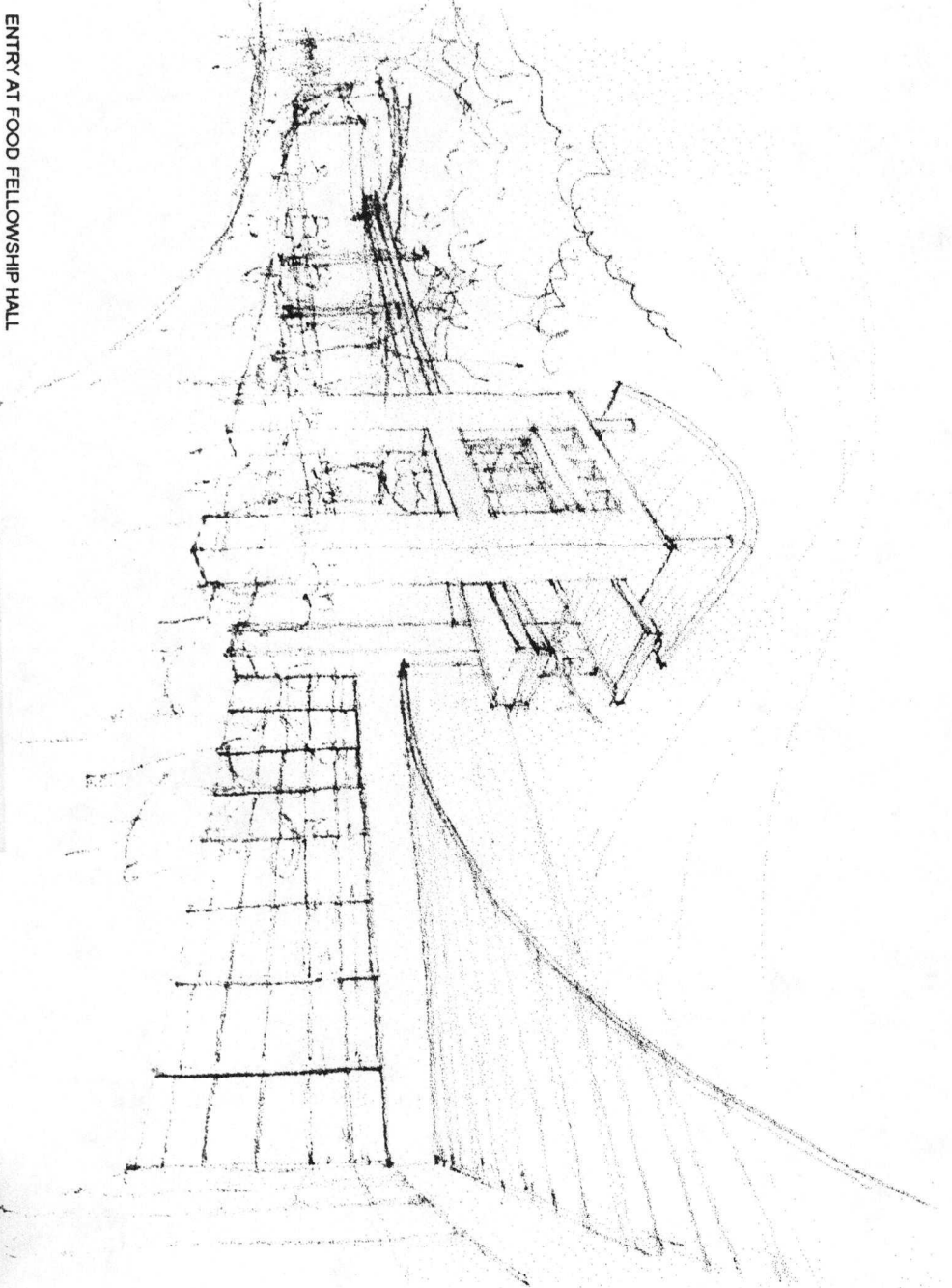
SITE FROM SOUTH WEST CORNER



SITE FROM NORTH



COMMUNITY SPACE - WATER FEATURE



ENTRY AT FOOD FELLOWSHIP HALL

U-88-95(4)
3-11-99 PC

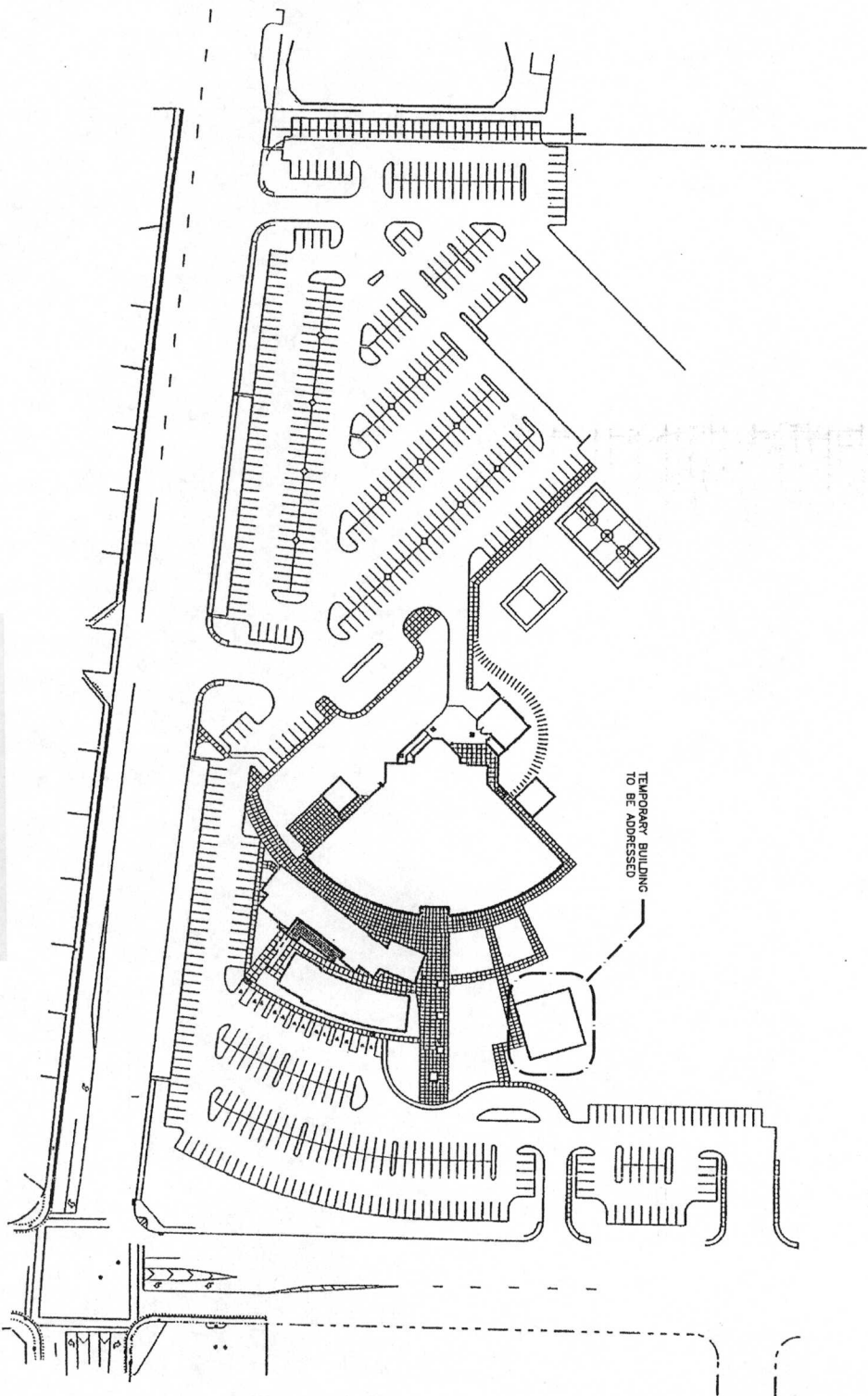
CANYON RIDGE CHRISTIAN CHURCH - MASTER PLAN & PHASE II ADDITION

SITE PLAN

NOT TO SCALE FOR REFERENCE ONLY



U-0088-95(5)
7-17-02 CC

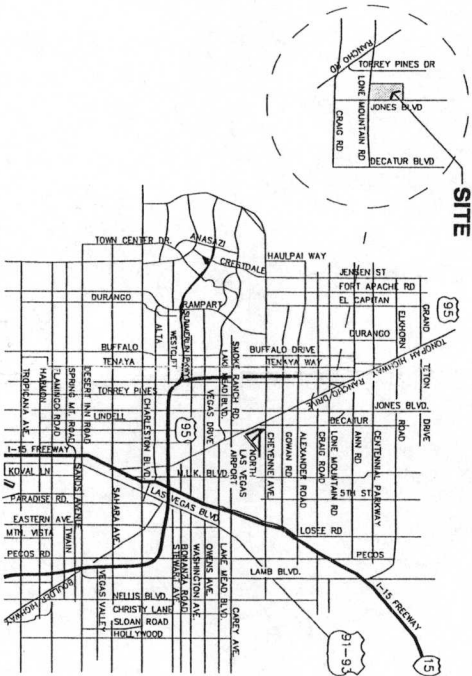


SITE DATA
SITE INFORMATION
APN 125-35-803-002
TOTAL SITE AREA 8.01 ACRES

CANYON RIDGE BAPTIST CHURCH

REVIEW OF CONSTRUCTION
JUNE 11, 2002
020032

VICINITY MAP



SWISHER & HALL AIA, LIMITED

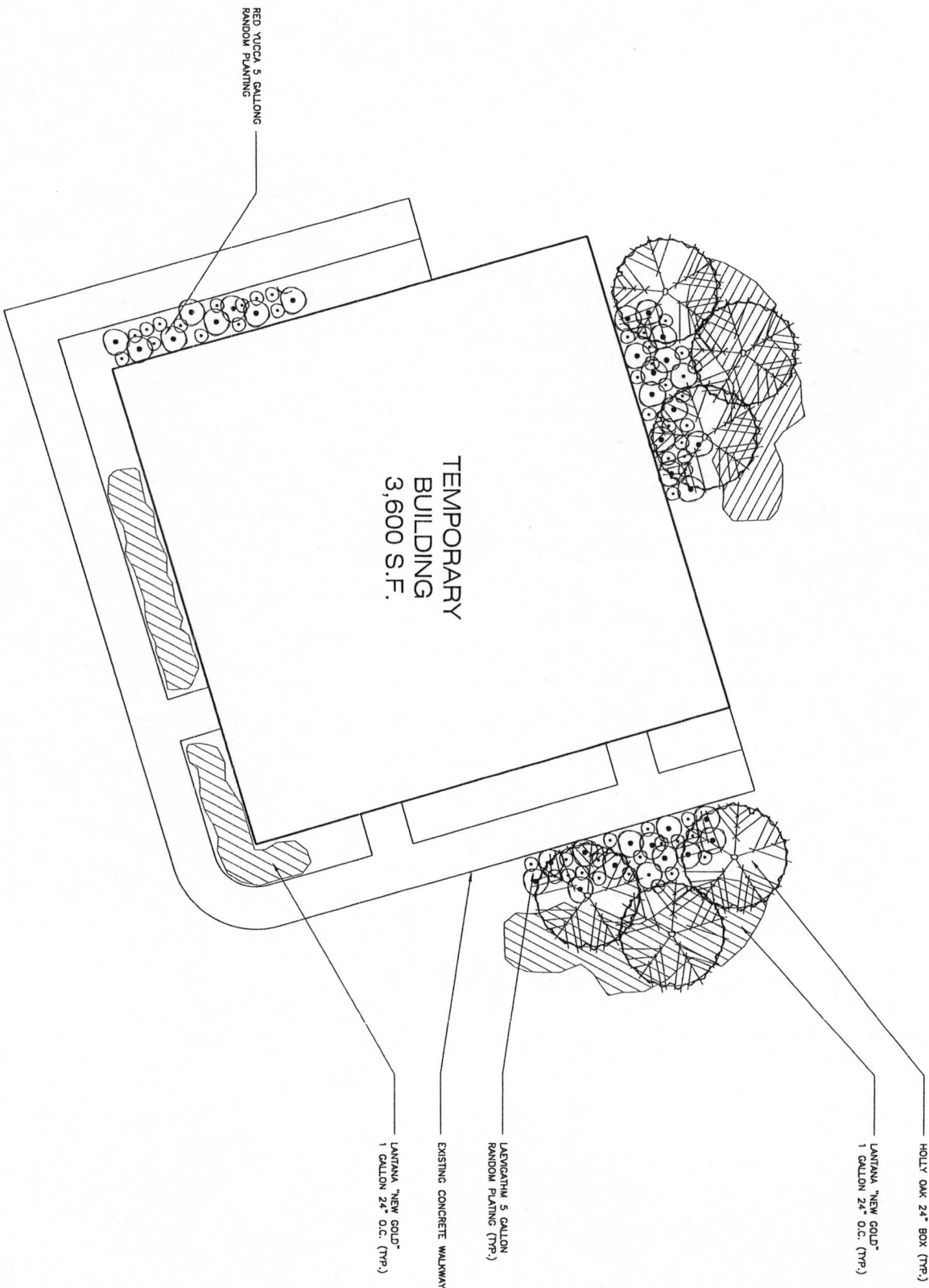


ARCHITECTURE AND PLANNING
102.863.2222 102.863.5080 (FAX)
WWW.SWISHERHALL.COM

U-0088-95(5)

CANYON RIDGE
BAPTIST CHURCH

REVIEW OF CONSTRUCTION
JUNE 1, 2002
020032



U-0088-95(5)

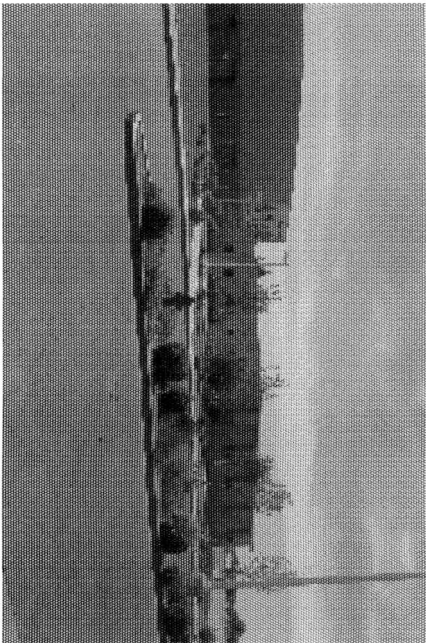
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PROPOSED LANDSCAPE PLAN

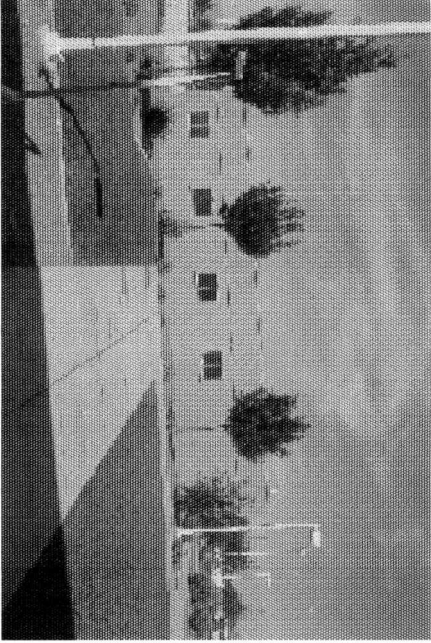
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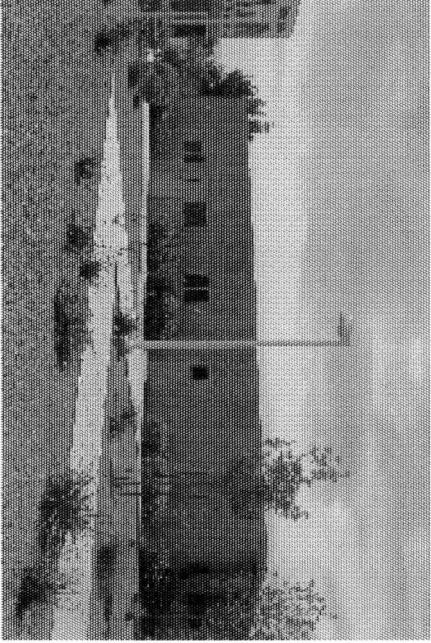
SWISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
1000 S. MAIN STREET, SUITE 'C'
LAS VEGAS, NEVADA 89105
702.363.2222 702.363.6566 (FAX)
WWW.SWISHERHALL.COM



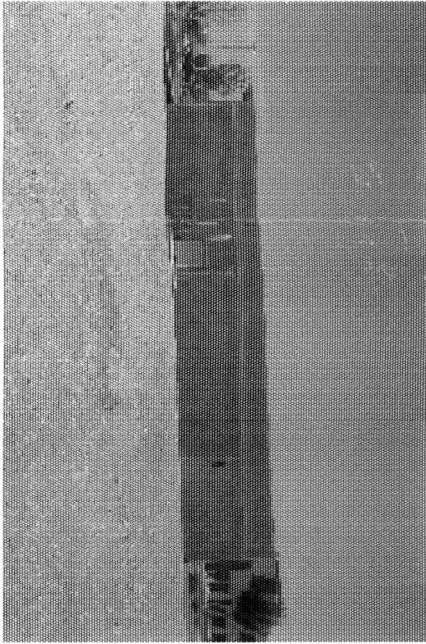
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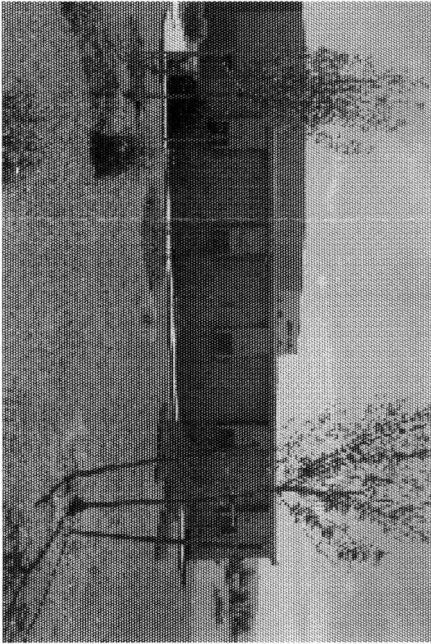
WEST SIDE



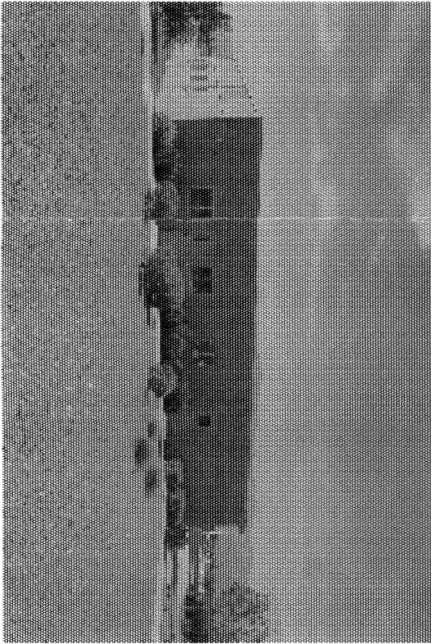
SOUTH SIDE



NORTH SIDE



EAST SIDE



SOUTH SIDE

**BAPTIST
CANYON RIDGE
CHURCH**

86-P-030031
JUNE 1, 2002
020032

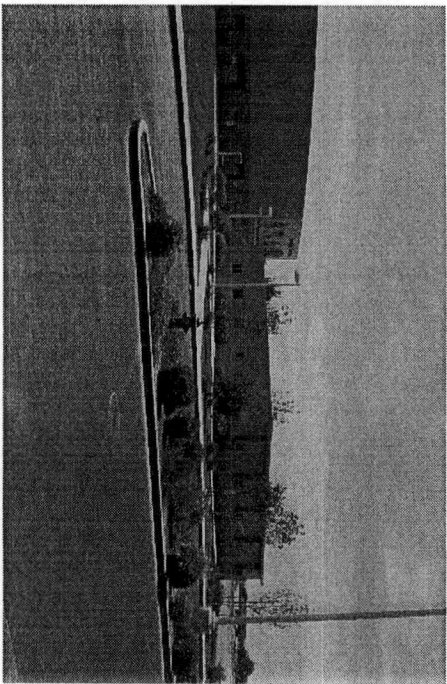
PHOTOS / ELEVATIONS

U-0088-95(5)

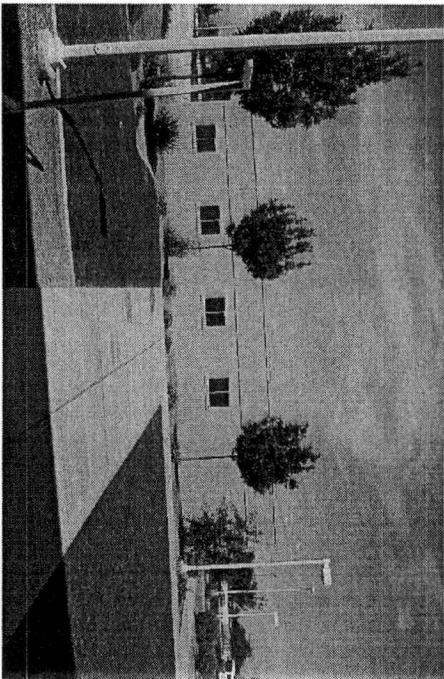
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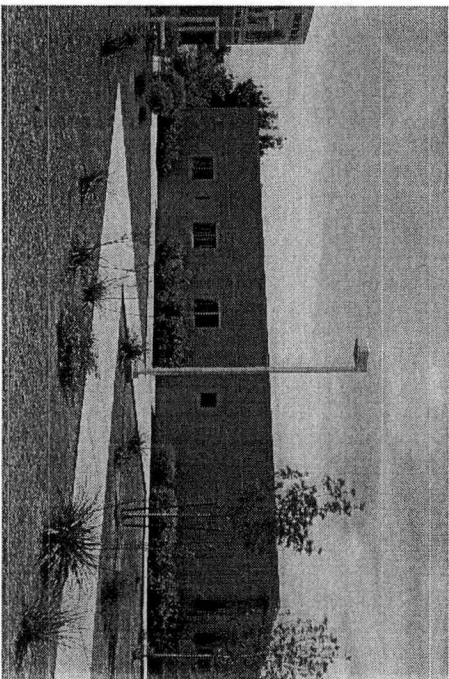
SWISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
SUITE 'C'
LAS VEGAS, NEVADA 89158
702.885.2222 702.885.0086 (FAX)
WWW.SWISHERHALL.COM



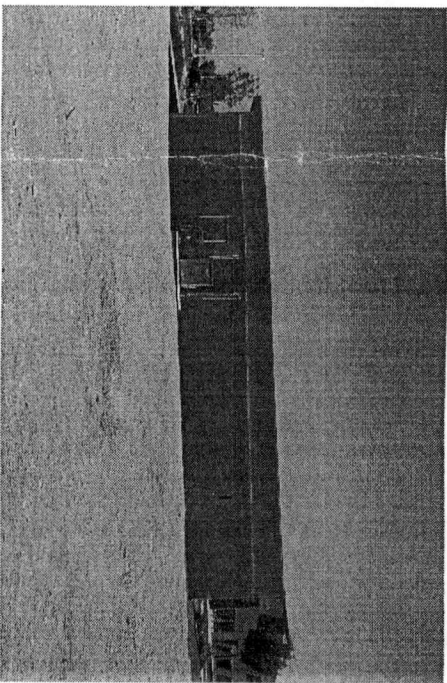
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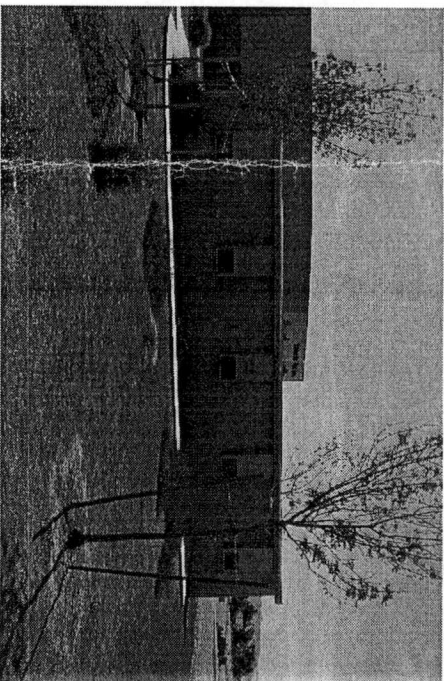
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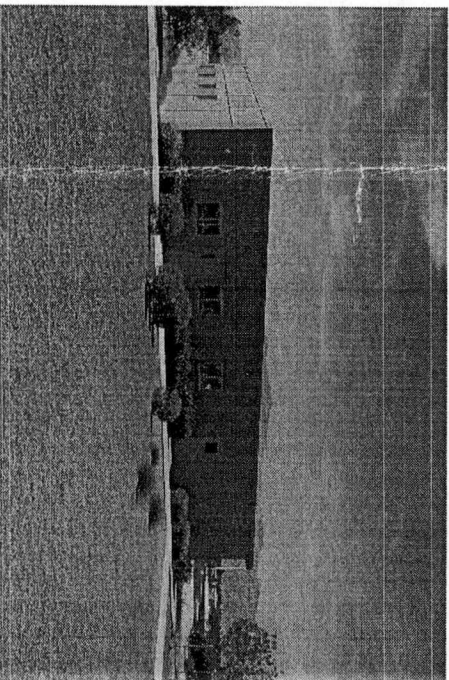
SOUTH SIDE



NORTH SIDE



EAST SIDE



SOUTH SIDE

CANYON RIDGE

BAPTIST
CHURCH

REVIEW/COMMIT
JUNE 1, 2002
020032

PHOTOS / ELEVATIONS

7-17-02 CC

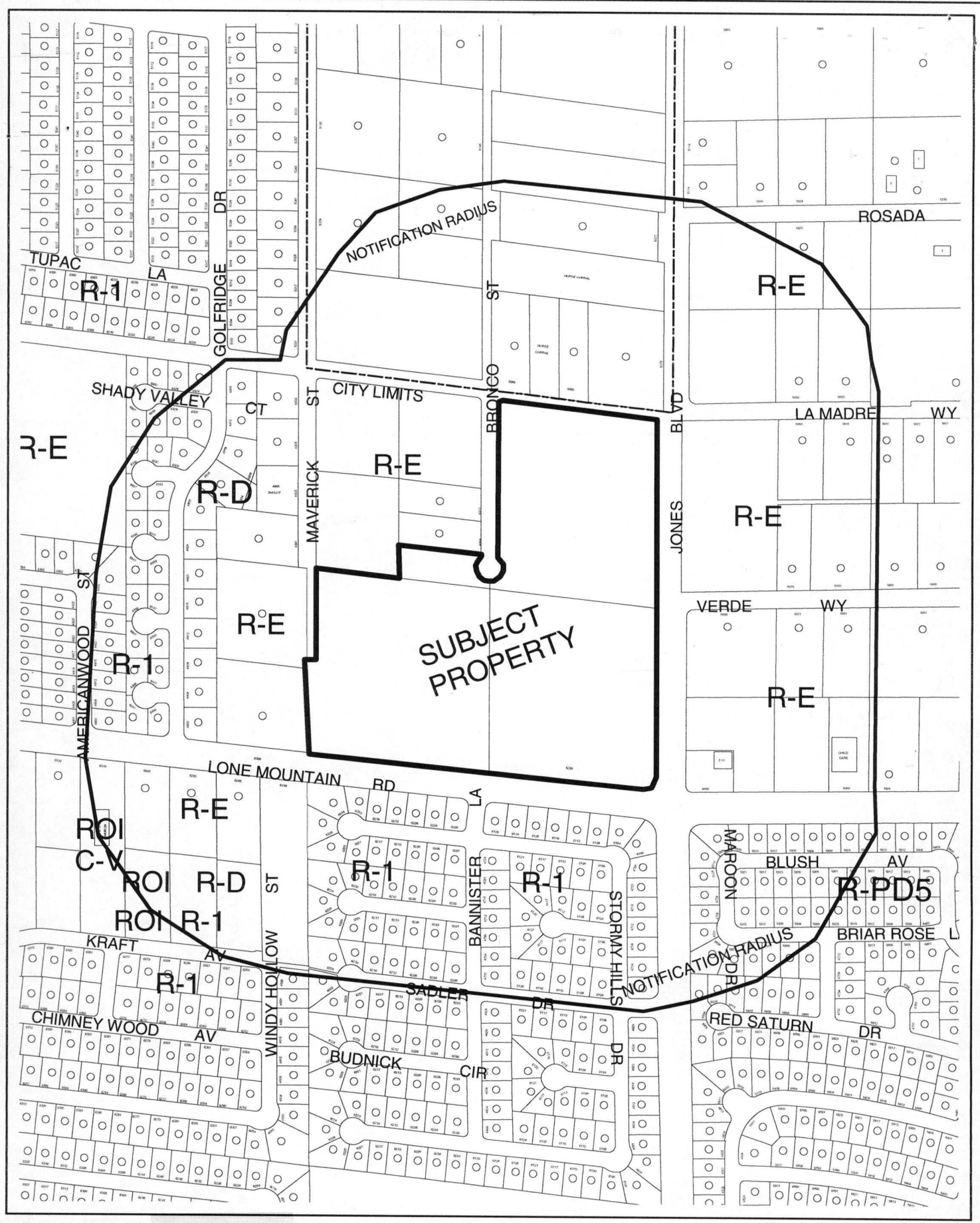
U-0088-95(5)



SWISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
2801 NORTH NEWAY WAY, SUITE 'C'
DENVER, COLORADO 80202-3871
702.383.3232 702.383.8080 (FAX)
WWW.SWISHERHALL.COM

RADIUS: 750 FT





CASE: U-88-95(4)
RADIUS: 750 FT



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Flood Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

AVENUE 35
DA VALUE 35

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PAID BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE
ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

PARCEL NUMBER 001
ACREAGE 1.00
PARCEL SUB/SEQ NUMBER 202
PLAT RECORDING NUMBER 1205
BLOCK NUMBER 125
LOT NUMBER 158
GOV. LOT NUMBER 5

T19S R60E

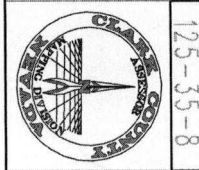
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1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216
1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232

Scale: 1"=200'

Rev: 05/07/19

5 2 SE 4

8	4	8	4
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6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



7-17-02 CC
U-0088-95(5)

TAX DIST 200

CANYON ESTATE



